



Ellis Brooke



22 Kimberley Road
, Rugby, CV21 2SU

Asking price **£290,000**



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Summary

This beautifully presented and extended mid-terraced home situated close to Rugby train station and town centre has lots of modern features in a traditional Victorian home.

The ground floor comprises an entrance hall with original tiled floor, a bay-fronted lounge, a separate sitting room, and a contemporary refitted kitchen/dining room with sleek bi-folding doors opening onto the garden. A utility room and guest WC complete the ground floor layout.

Upstairs, the property has three generously sized bedrooms, including a main bedroom with a private en suite shower room, and a modern family bathroom.

Externally, the home benefits from a low-maintenance front garden with a retaining brick wall and a fully enclosed, landscaped rear garden featuring Cotswold stone finishes and new fencing.

Additional benefits include gas central heating, double glazing, and the convenience of being offered with no onward chain.

Entrance Hall

Enter via obscure composite door. Original decorative tiled floor. Decorative archway. Coving. Radiator. Stairs to first floor and doors to further accommodation. Door into:

Lounge

13'3 x 12'6 (4.04m x 3.81m)

uPVC double glazed bay window to the front elevation. Radiator. TV point. LVT flooring.

Sitting Room

13'9 x 12'9 (4.19m x 3.89m)

Continuation of LVT flooring. uPVC double glazed French doors to rear garden. Radiator. Opening into Kitchen/Dining room. Door into:

Utility Room/ WC

6'3 x 6'0 (1.91m x 1.83m)

Base units with roll top work surface above and built in sink with mixer tap. Space and plumbing for washing machine. Low flush WC. Extractor fan.

Kitchen/Dining Room

22'7 x 9'6 (6.88m x 2.90m)

With a range of base and eye level units and roll top worksurfaces. Built in 5 ring electric hob with extractor hood over. Built in oven. Built in fridge/freezer. Built in dishwasher. Built in one and a half sink with drainage board and mixer tap. Tiled splashbacks. Continuation of engineered flooring. Recessed spotlights. Double panel radiator. uPVC double glazed window to side elevation. Aluminium bi-fold doors opening into rear garden.

Stairs & Landing

Doors to further accommodation. Recessed spotlights. Loft hatch with ladder attached and boarded loft space. Storage cupboard. Single panel radiator.

Bedroom One

17'3 x 13'5 (5.26m x 4.09m)

Enter via 5 panel door. Double glazed bay window to front elevation. Decorative coving to ceiling. TV aerial point. Single panel radiator. Door into:

En Suite

4'0 x 8'1 (1.22m x 2.46m)

Wash hand basin with pedestal and mixer tap. Double shower cubicle with mixer shower. Low flush wc. Heated towel rail. Tiled floor. Recessed spotlight. Extractor fan.

Bedroom Two

9'7 x 11'7 (2.92m x 3.53m)

uPVC double glazed window to the rear elevation. Radiator. Built in cupboard.

Bedroom Three

11'10 x 9'4 (3.61m x 2.84m)

uPVC double glazed window to the rear. Radiator. Built in cupboard housing boiler.

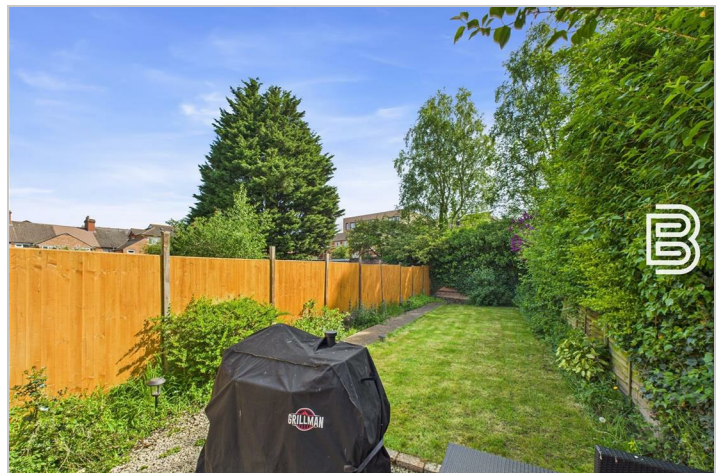
Bathroom

6'9 x 6'7 (2.06m x 2.01m)

Single panel bath with mixer shower. Wash hand basin with pedestal and mixer tap. Low flush wc. Obscure uPVC double glazed window to the side elevation. Heated towel rail.

Rear Garden

Cotswold stones. Mainly laid to lawn with fencing to all boundaries. Decorative bark to borders. Gate to alleyway leading to front. Outside tap.



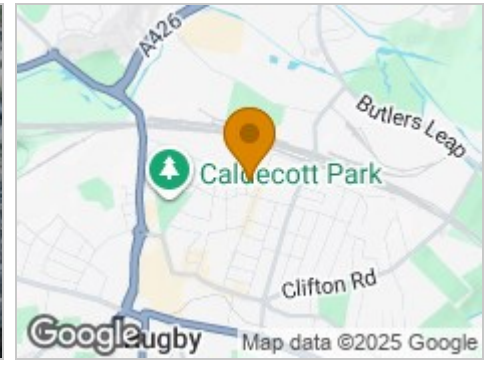
Road Map



Hybrid Map



Terrain Map



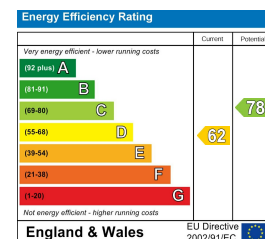
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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