



# Ellis Brooke



## 2 Stephen Street

, Rugby, CV21 2ES

**Guide price £220,000**



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## Entrance Hall

11'6 x 5'4 (3.51m x 1.63m)

Accessed under a covered storm porch and through a composite front door. The entrance hall has stairs that rise to the first floor landing and doors which provide access through to the living room and dining room. In addition there is a doorway which gives access to the cellar.

## Living Room

10'1 x 11'1 (3.07m x 3.38m)

A good sized room with a bay window to the front elevation.

## Dining Room

12'2 x 12'9 (3.71m x 3.89m)

A well proportioned room offering ample space for a large dining table. The room further benefits from a window to the side elevation and further the window to the rear elevation, providing a view over the garden.

## Kitchen

8'1 x 12'6 (2.46m x 3.81m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there is space and plumbing for a washing machine, dishwasher, fridge, freezer and oven. Within the kitchen there is tiling to all splash back areas, the floor is fully tiled and there is a window to the side elevation. To the rear elevation of the room is a door which gives access through to.

## Rear Lobby

5'7 x 2'10 (1.70m x 0.86m)

The rear lobby gives access to a useful storage cupboard. To the side elevation is a door which gives access to the garden and in addition a doorway to the rear elevation provides access through to.

## Bathroom

7'9 x 5'9 (2.36m x 1.75m)

With a suite that comprises of a low level flush WC, wash hand basin and paneled bath with mixed shower over. Within the bathroom the walls are part tiled and the floor is fully tiled. To the rear elevation there is a frosted window.

## 1st Floor Landing

2'6 x 2'10 (0.76m x 0.86m)

The first floor landing gives access to the loft via a loft hatch and in addition there are doors which provide access through to all first floor accommodation.

## Bedroom 1

10'4 x 13'5 (3.15m x 4.09m)

A generously sized double bedroom with a window to the front elevation. The bedroom further benefits from a fitted wardrobe, which provides ample space for clothes hanging and storage.

## Bedroom 2

9'1 x 12'9 (2.77m x 3.89m)

A double bedroom that benefits from a window to the rear elevation.



### Bedroom 3

8'0 x 11'3 (2.44m x 3.43m)

A small double bedroom with a window to the rear elevation. Within the room there is access to the loft via a loft hatch.

### Garden

To the immediate rear and side of the home is a beautiful patio area which provides ample space for alfresco dining. This continues to a further area of patio. To the side elevation there is a gate which provides access to the street.

### Cellar

A useful space providing additional storage.

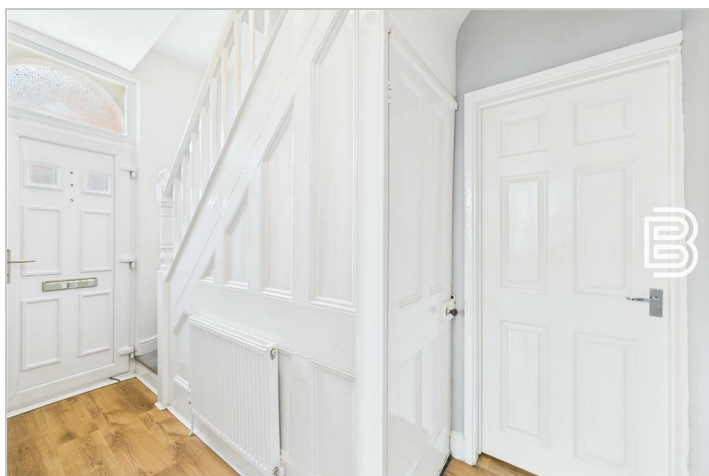
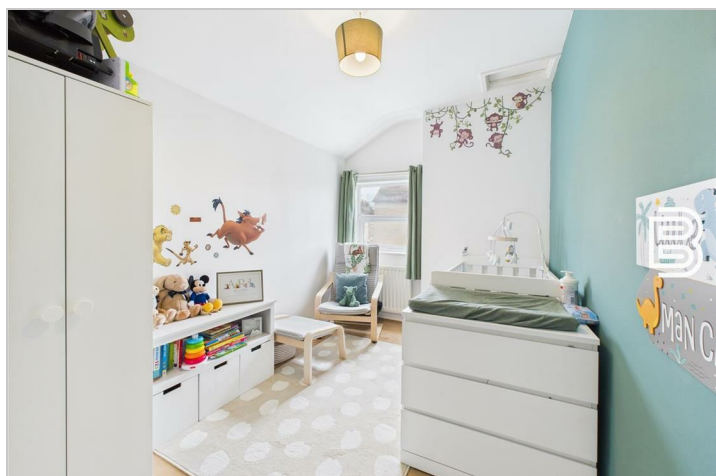
### Parking

On street parking is available on a first come first served basis.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate

Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



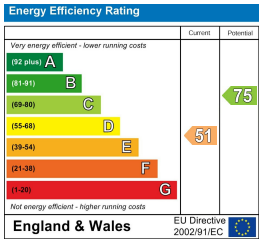
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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