



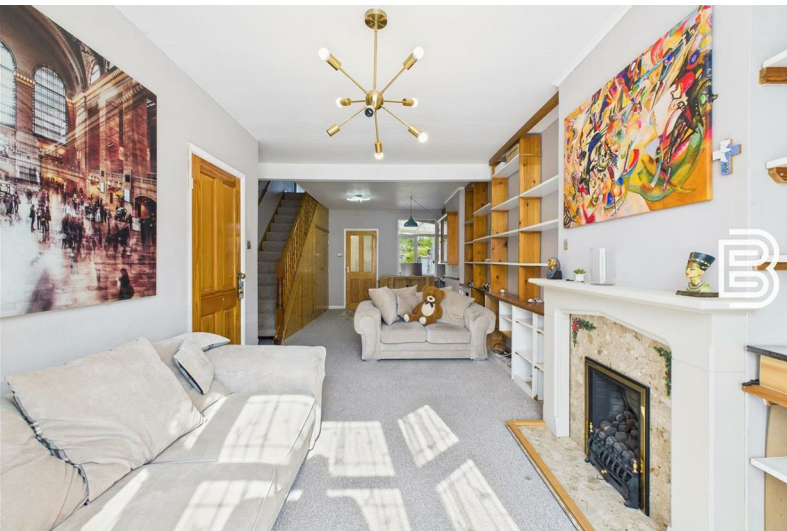
Ellis Brooke



2 Paradise Street

, Rugby, CV21 3SZ

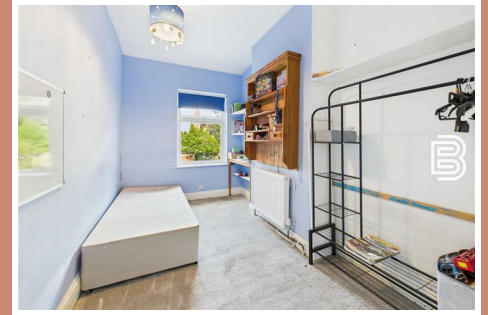
Guide price £185,000



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Entrance Hall

Accessed under a covered storm porch and through a front door. The entrance hall has a door which provides access through to.

Living/Dining Room

26'7 x 9'9 (8.10m x 2.97m)

A large room that benefits from a bay window to the front elevation and further window to the rear elevation. Within the room there are stairs that rise to the first floor landing along with a useful under storage cupboard. There is a feature of fireplace with a gas fire. To the rear elevation there is a doorway which gives access through to.

Kitchen

12'10 x 7'6 (3.91m x 2.29m)

The kitchen comprises of a range of base and eye level units with a complementary worktop over. To the side elevation there is a window and door which gives access to the garden. Within the kitchen there is space and plumbing for a washing machine, fridge, and oven.

1st Floor Landing

The first floor landing gives access to the loft via a loft hatch. The loft is fully boarded with a fixed ladder and Velux window. Further to this there are doors which provide access through to all first floor accommodation.

Bedroom 1

11'1 x 11'11 (3.38m x 3.63m)

A spacious double bedroom with a window to the front elevation. This bedroom benefits from a range of fitted wardrobes.

Bedroom 2

12'0 x 7'4 (3.66m x 2.24m)

Window to the rear elevation providing a view over the church. Radiator.

Bathroom

13'1 x 7'6 (3.99m x 2.29m)

With a suite that comprises of a WC, wash hand basin with vanity unit under and paneled bath with shower over. Within the bathroom there is a storage cupboard which houses the properties gas boiler. There is tiling to all splash back areas and to the rear elevation a frosted window.

Rear Garden

To the immediate rear of the property is a paved pathway that provides access to the garden room and remainder of the garden. In the main this garden is laid to lawn with a combination of fence and wall boundaries. Within the garden there is a storage shed and a useful summer house. The garden also enjoys a view over the neighboring church to the rear.

Garden Room

9'5" x 8'8" (2.88m x 2.66m)

Accessed from the garden is a useful garden room, used by the current owners as a workshop and potting shed.

Front Courtyard

To the front of the home there is a small courtyard garden with wall boundaries. From the public highway there is a paved pathway giving access to the front door.

Parking

On street parking is available via a resident permit scheme through Rugby Borough Council.

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



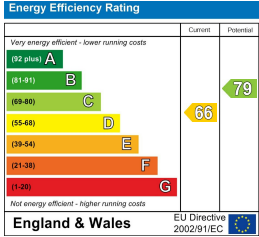
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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