



# Ellis Brooke



## 11 Market Street

, Rugby, CV21 3HG

**Guide price £165,000**





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## Porch

Double glazed external doors and double glazed door into Lounge. Window to the side aspect.

## Lounge

10'10" x 11'10" max (3.30m x 3.61m max)  
Double glazed window to the front aspect.  
Radiator. Door to inner lobby.

## Inner Lobby (Stairwell)

Door to dining room. Stairs to first floor.

## Dining Room

14'9" x 11'10" max (4.50m x 3.61m max)  
Door to kitchen. Under-stairs cupboard. Radiator.  
Double glazed window to the rear aspect.

## Kitchen

9'6" x 5'9" (2.90m x 1.75m)  
Double glazed door and window to the side aspect. Door into Bathroom. Pantry style cupboard. Range of base level units with work surface over. Stainless steel sink/drainers. Tiling to splashbacks.

## Bathroom

7'3" x 5'11" (2.21m x 1.80m)  
Double glazed window. Bath. Low flush WC. Pedestal wash hand basin. Wall mounted boiler. Tiling to splashbacks. Radiator.

## Landing

Doors off to all three bedrooms.

## Bedroom One

11'10" x 10'10" max (3.61m x 3.30m max)  
Double glazed window to the front aspect.  
Radiator.

## Bedroom Two

12'1" x 6'10" max (3.68m x 2.08m max)  
Double glazed window to the rear aspect.  
Radiator.

## Bedroom Three

15'1" x 4'8" max (4.60m x 1.42m max)  
Double glazed window to the rear aspect.  
Radiator. Cupboard.

## Frontage

Low level brick wall with steps up to front door. Yard access walkway located alongside neighbouring property.

## Rear Yard

Initial concrete side return with gate onto main yard. Enclosed by timber fencing. Two tier patio with shed. Side gate giving access to front of property (via neighbouring garden)



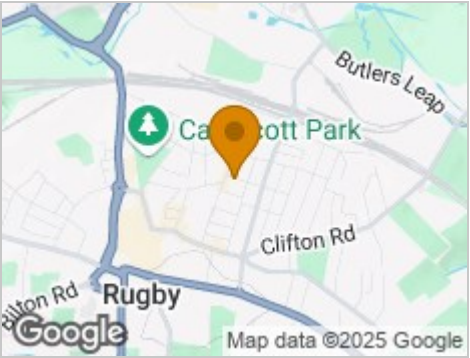
Road Map



Hybrid Map



Terrain Map



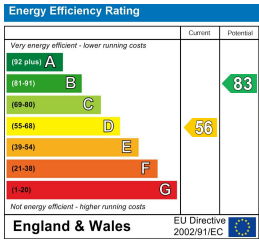
Floor Plan



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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