



Ellis Brooke



11 Bath Street

, Rugby, CV21 3JF

Guide price **£234,950**



# 11 Bath Street

, Rugby, CV21 3JF

Guide price £234,950



## Hallway

Composite front door. Tiled floor. Stairs to first floor. Radiator. Door to Dining Room/Reception Room. Dado rail. Coving.

## Dining Room

Door into Living Room/Reception Room. Door into Kitchen. Double glazed doors to the rear yard. Radiator. Door to Cellar. Wood effect flooring. Dado rail.

## Living Room

Double glazed square bay window to the front aspect with window seat. Wood effect flooring. Radiator. Brick chimney breast and fireplace area. Coving.

## Kitchen

Double glazed window to the side. Door into Utility Room. Tiled floor. Range of base and eye level units in need of updating. Radiator. space for cooker with gas hob. Space for an appliance. Sink/drain. Wall mounted boiler. Inset spotlights.

## Utility

Tiled floor. Double glazed door into the rear yard. Radiator. Door into Bathroom. Space for a fridge/freezer. Space and plumbing for a washing machine. Coving.

## Bathroom

Double glazed windows to two sides. Tiling to splashbacks. Panelled bath. Low flush WC. Wash

hand basin with vanity unit. Fully enclosed shower cubicle. Inset spotlights. Extractor.

## Landing

Doors off to all three bedrooms. Door to Shower Room. Storage cupboard. Door giving access to loft hatch area. Dado rail. Radiator.

## Bedroom One

Double glazed window to the front aspect. Radiator. Storage cupboard. Door to En-Suite. Coving.

## En-Suite

Low flush WC. Enclosed shower cubicle. Tiling to splashbacks. Small wash hand basin with mixer tap and storage below. Extractor. Coving. Picture rail.

## Bedroom Two

Double glazed window to the rear aspect. Radiator. Coving. Picture rail.

## Bedroom Three

Double glazed window to the rear aspect. Coving. Picture rail.

## Shower Room

Double glazed window to the side aspect. Low flush WC. Enclosed shower cubicle. Wash hand basin with mixer tap and vanity unit. Extractor. Wood effect flooring. Half height tiling. Coving. Picture rail.

### Loft

Accessed via a door on the landing. Oversize hatch with pull-down ladder. Loft area is boarded with a velux style window.

### Cellar

Accessed from the Dining Room. Single chamber cellar with inset spotlights. Additional storage area plus two further cupboards. Radiator. Wood effect flooring. Double glazed window.

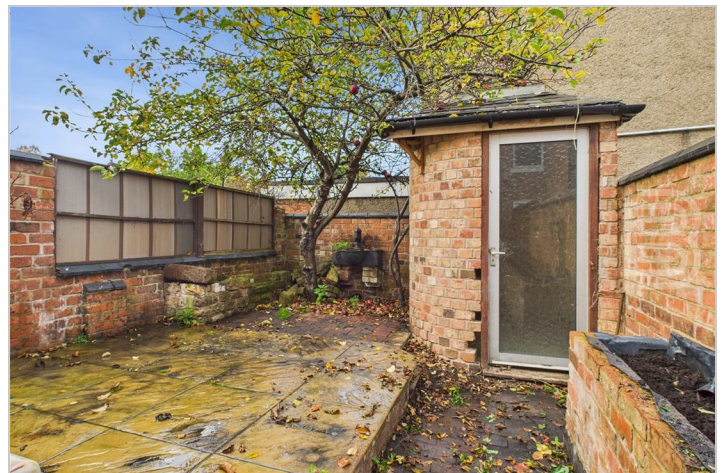
### Rear Yard

Blue brick side return leading to raised square patio via a brick built archway. Enclosed by brick wall and timber fencing. Raised brick planter. Curved brick built outbuilding for storage with part glazed door.

### 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



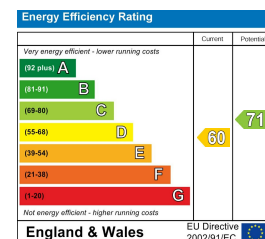
## Floor Plan



## 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.



36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH  
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk