Ellis Brooke

101 Abbey Street

, Rugby, CV21 3LL

Guide price £169,950

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Entry
Wooden front door with small glazed panel. Internal door to Living Room.

Living Room
Double glazed bay window to the front aspect. Radiator. Doorway to Dining Room.

Dining Room
Under-stairs cupboard. Door to Kitchen. Double glazed window to the rear. Door to Stairwell. Radiator.

Kitchen
Two double glazed windows and a door to the side. Range of base level units with work surface over. Space for cooker. Space for fridge, freezer, washing machine and at least 2 further appliances.

Stairwell
Accessed off the Dining Room. Stairs to first floor landing.

Landing
Doors off to both bedrooms and bathroom.

Bedroom One
Double glazed window to the front aspect. Radiator. Small over-stairs cupboard.

Bedroom Two
Double glazed window to the rear aspect. Radiator. Small over-stairs cupboard.

Bathroom
Double glazed window to the rear aspect. Cupboard housing Vaillant combination boiler. Panelled bath. Low flush WC. Pedestal wash hand basin.

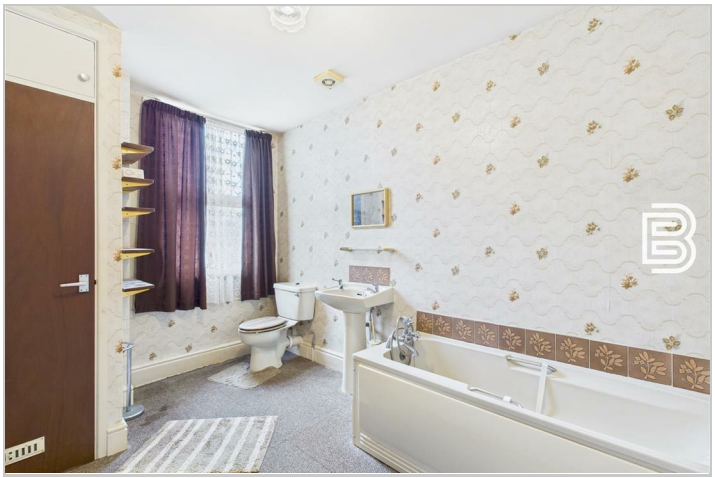
Frontage
Enclosed by low level brick wall with small metal gate. Gated access along the side of the property into the rear gardens.

Yard
Initial yard and side return with two chamber outhouse and gate leading to main part of garden.

Garden
Slightly separate from the initial yard. Enclosed by a mixture of partial fencing and bushes. Metal fence to the rear boundary. Lawned with concrete patio and pathway.

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.

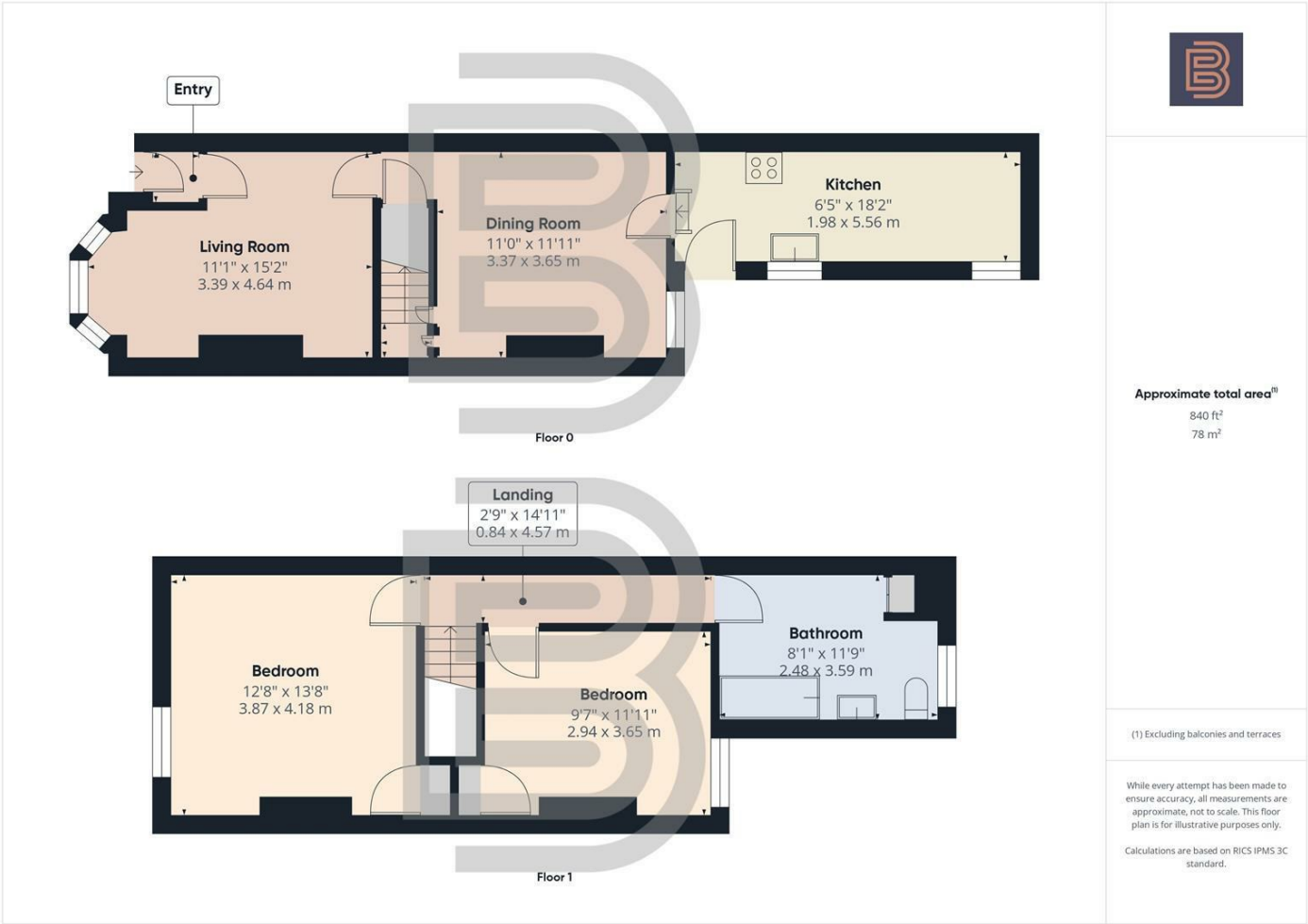


Road Map

Hybrid Map

Terrain Map

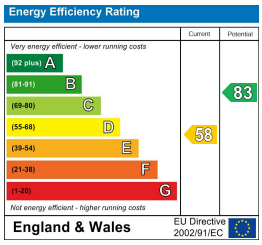
Floor Plan



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



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