



Ellis Brooke



2 Hill Street
, Rugby, CV21 2NB

Guide price £375,000



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Family & Dining Room

21'9" x 13'4" max (6.63m x 4.06m max)

Composite double glazed door into initial reception room. Double glazed bay window to the front aspect. Tiled floor. Stairs to first floor. Recess wall space for TVs. Vertical radiator plus traditional circular floor mounted radiator. Chimney breast recess areas. Door to Lounge. Doorway to Kitchen. Door to Guest WC & Office (via small walkway with 2 steps). Inset spotlights. Mirrored dining area. Double glazed door out onto courtyard garden.

Lounge

14'2" x 13'11" (4.32m x 4.24m)

Double glazed French Doors to the front aspect with folding wooden shutters (internal). Wood flooring. Open fire with hearth, mantle and surround. Vertical radiator. Inset spotlights. Coving. Alcove shelves.

Kitchen

22'11" x 7'6" max (6.99m x 2.29m max)

Double glazed French Doors and Two Windows onto the Courtyard. Door to Cellar. Opens onto Laundry area with full height double glazed window (with internal blind system) and additional door onto courtyard. Tiled flooring. Inset spotlights. Full range of base and eye level units. Sink/drainage with mixer tap. Integrated freezer and two fridges. Integrated Dishwasher. Integrated Washing Machine. Space for a Range style cooker & extractor. Recess wall space for small TV. Vertical radiator.

Cellar

13'11" x 10' (4.24m x 3.05m)

Tiled stairs and flooring. Window to the front aspect (underground).

Office

9'7" x 7'8" (2.92m x 2.34m)

Double glazed window to the rear aspect. Tiled flooring. Heated towel rail. Coving. Inset spotlights. Fitted desk area.

Guest WC

Fully tiled (walls and floor) low flush WC & wash hand basin set into vanity unit. Automatic inset spotlights. Heated towel rail.

Landing

Doors off to all four bedrooms and family bathroom with double glazed window to the side aspect. Over-stairs boiler cupboard. Loft access hatch. Automatic lights.

Bedroom One

12'8" x 11'8" (3.86m x 3.56m)

Double glazed window to the front aspect. Wood effect flooring. Radiator. Door to En-Suite. Corner walk-in cupboard. Inset spotlights.

En-Suite

Fully tiled shower cubicle & walls. Low flush WC. Pedestal wash hand basin. Inset spotlights.

Bedroom Two

14'5" x 10'5" (4.39m x 3.18m)

Double glazed window to the front & side aspects. Built in cupboard. Radiator. Wood effect flooring. Inset spotlights.

Bedroom Three

14'3" x 7'8" max (4.34m x 2.34m max)

Double glazed window to the rear aspect. Small amount of head-height fitted storage. Radiator. Wood effect flooring. Inset spotlights.

Bedroom Four

7'2" x 7'11" (2.18m x 2.41m)

Double glazed window to the rear aspect. Radiator. Wood effect flooring.

Bathroom

Double glazed window to the side aspect. Fully tiled walls and floor. Heated towel rail. Oversize walk-in shower area with multiple angled features and recess storage shelving. His & Hers sinks with vanity unit. Low flush WC. Panelled bath with jet water functions.

Frontage / Parking

Enclosed by low level wall to two sides and fence. Dropped kerb (onto Hill Street). Off road parking for at least 4 vehicles. Laid to stones.

Garage / Car Port

29'6" x 9'1" (8.99m x 2.77m)

Located along the side of the property (Hill Street). Electric roller door giving access to the base (covered part) of the rear courtyard.

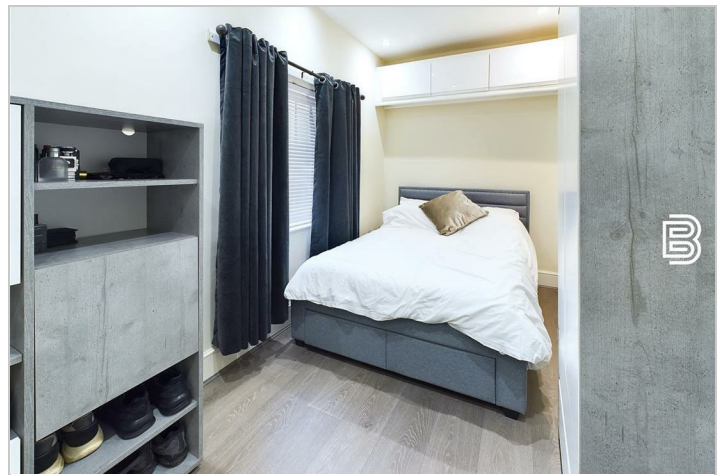
Rear Yard

Fully enclosed by wall and fencing. Tiled for the

most part with planters and feature lighting. Part-covered seating area with tiled table feature. Opens through into garage/car port area with two single glazed windows.

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



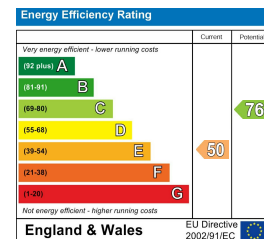
Floor Plan



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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