



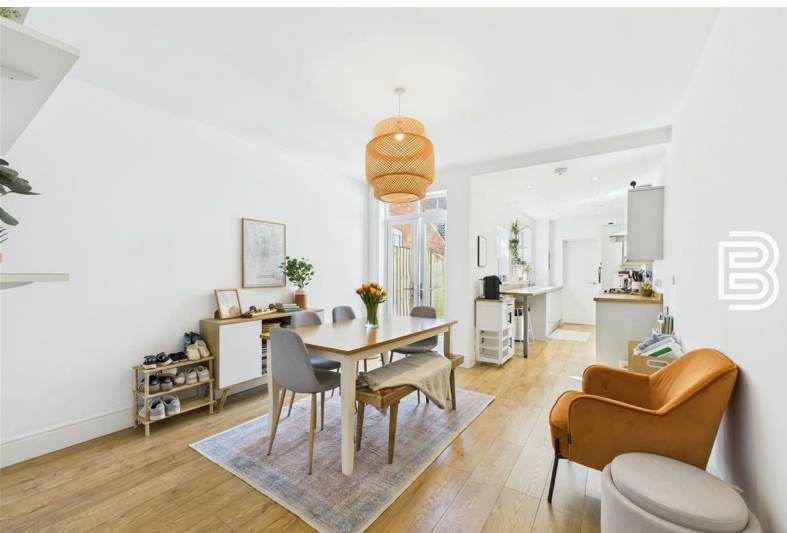
Ellis Brooke



133 Wood Street

, Rugby, CV21 2NN

Asking price £250,000



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Summary

A well presented three bedroom mid terrace property situated within walking distance of Rugby Railway Station and town centre. The accommodation briefly comprises: entrance hall, lounge, modern open plan living kitchen/dining room, ground floor utility cloakroom, three bedrooms and refitted first floor four piece bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a low maintenance rear garden. The property has no onward chain.

Entrance Hall

Enter via front door into hallway with wood laminate flooring, single panel radiator with thermostat control, understairs cupboard housing electric consumer unit. Opening through to the kitchen/dining room. Door to:

Lounge

14'2 x 8'11 (4.32m x 2.72m)

There are uPVC double glazed sash windows to the front aspect and a radiator with thermostat control.

Kitchen/Dining room

31'1 x 11'10 (9.47m x 3.61m)

kitchen/ living / dining space with continuation of wood effect flooring, double panel radiator with thermostat control, uPVC double glazed French doors that open onto the patio area and an opening that leads to stairs that rise to the first

floor.

The Kitchen space minimises to a width of 6.5ft and is fitted with a range of base and eye level units, complimentary roll top work surfaces with inset 1.5 bowl sink bowl and drainer unit with mixer tap. There is a built in five ring gas hob as well as a range of integrated appliances including; oven, fridge/freezer and dishwasher. There are also tiled splashbacks, recessed spot lights and door leading into utility area.

Utility room/WC

6'10 x 6'11 (2.08m x 2.11m)

There is a uPVC double glazed window to the rear aspect and is fitted with a range of base units with roll top work surfaces with inset sink / drainer and mixer tap. There is space and plumbing for a washing machine and dryer, a cupboard housing a combi boiler, a radiator and an extractor fan.

Stairs & Landing

Recessed ceiling spotlights. Smoke alarm. Doors providing access to bedrooms and family bathroom.

Bedroom One

12'0 x 12'2 (3.66m x 3.71m)

There is a uPVC double glazed sash window to front aspect and radiator with thermostat control.

Bedroom Two

There is a uPVC double glazed window to rear aspect and radiator with thermostat control.

Bedroom Three

There is a uPVC double glazed window to rear aspect and radiator with thermostat control.

Bathroom

8'11 x 6'8 (2.72m x 2.03m)

The suite comprises of freestanding roll top bath, separate shower cubical with rainfall shower, low flush toilet, and wash hand basin with mixer tap. There are also recessed spot lights and a heated towel rail.

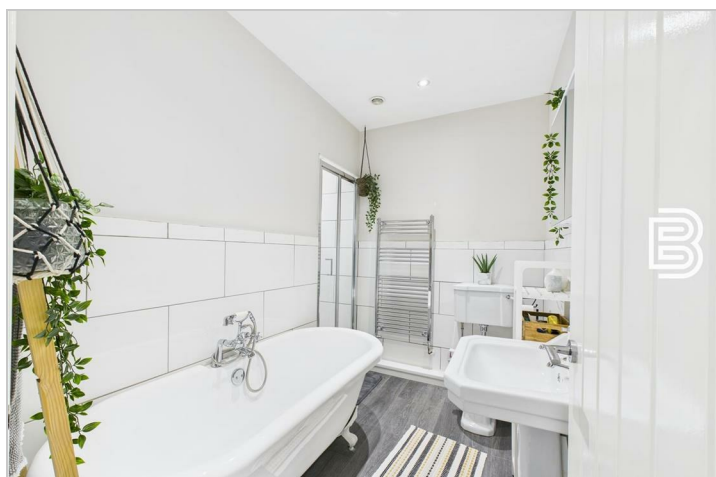
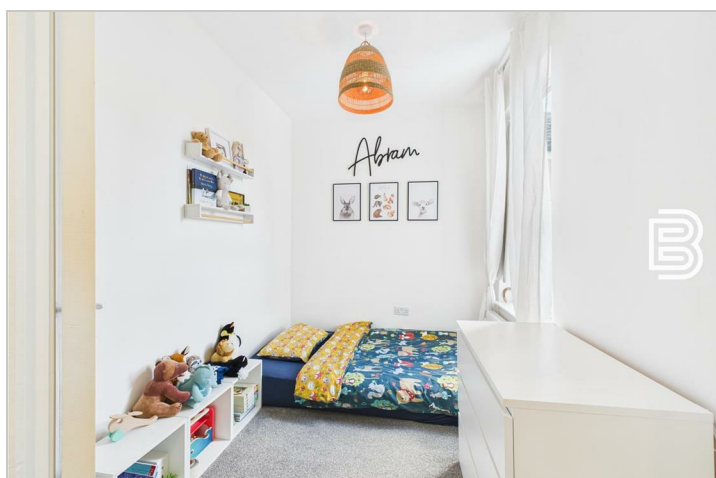
Rear Garden

Artificial turf area with borders, fencing to boundaries and a side access and gate to get back to the front.

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

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Road Map



Hybrid Map



Terrain Map



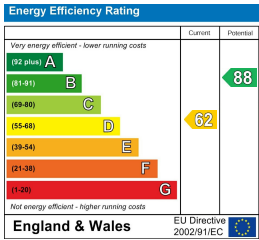
Floor Plan



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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