



Ellis Brooke



4 New Street

Rugby, CV22 7BH

**£205,000**



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## Summary

A modern two bedroom end-terrace home situated in a popular residential area close to Rugby town centre, local amenities and major road links. The accommodation comprises a lounge, kitchen/diner, two bedrooms and a bathroom. Further benefits include uPVC double glazing, gas central heating, an enclosed rear garden and off-road parking for up to three vehicles. Offered with no onward chain it would appeal to first-time buyers, downsizers and investors alike.

## Location

The property is conveniently positioned within close proximity to good amenities and is within walking distance of Rugby town centre, offering a wide range of shops, cafés, restaurants and leisure facilities. Rugby railway station provides direct services to London Euston in under 50 minutes, while the M1, M6, A5 and A45 are all easily accessible.

## Lounge

12'2 x 13'2 (3.71m x 4.01m)

Upvc double glazed window to front elevation. Stairs to first floor landing. Two radiators, door into kitchen diner.

## Kitchen/Diner

12'3 x 11'5 (3.73m x 3.48m)

The kitchen has been refitted with a range of modern base and eye level units with roll top

work surfaces, tiling to splash back areas. Built in oven and hob with extractor over. Space and plumbing for dishwasher, wall mounted gas fired boiler. Ample space for table and chairs, walk in understairs storage cupboard with plumbing for washing machine, tiled floor. uPVC double glazed window and door to rear elevation. Radiator.

## Stairs & Landing

Loft access. Built in airing cupboard, doors to bedrooms and bathroom.

## Bedroom One

12'3 x 8'11 (3.73m x 2.72m)

Built in cupboard in recess providing hanging space and storage. uPVC double glazed window to rear elevation. Radiator

## Bedroom Two

12'2 x 7'1 (3.71m x 2.16m)

uPVC double glazed window to front elevation. Radiator

## Bathroom

5'8 x 6'2 (1.73m x 1.88m)

uPVC double glazed window to side elevation. White suite to comprise of panelled bath with mixer shower over, wash hand basin with pedestal and mixer tap. WC. The bathroom benefits from being fully tiled. Radiator.

## Rear Garden

Mainly laid to lawn with a covered area outside

the kitchen doors. Fencing to all boundaries. There is a tarmac driveway and double gates to the side of the property and this continues into the back garden providing off road parking through secured gates.

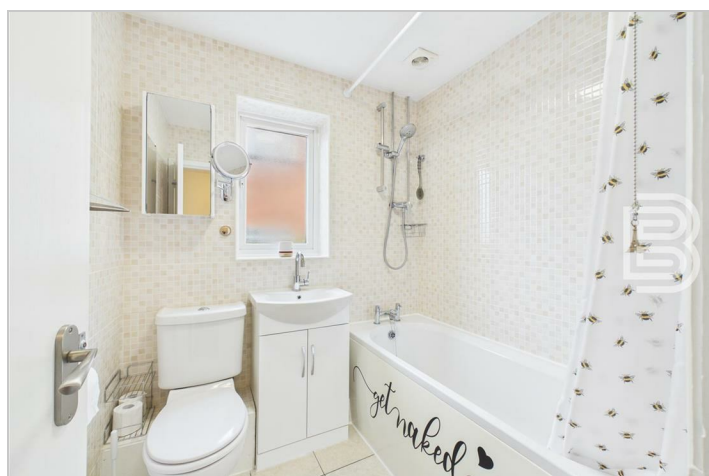
### Front & Driveway

Block paved and a tarmac driveway provide off road parking. There are double gates leading to the side of the property and if necessary you could park more cars through the gates. Cupboard housing electric meters.

### 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 a n 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.



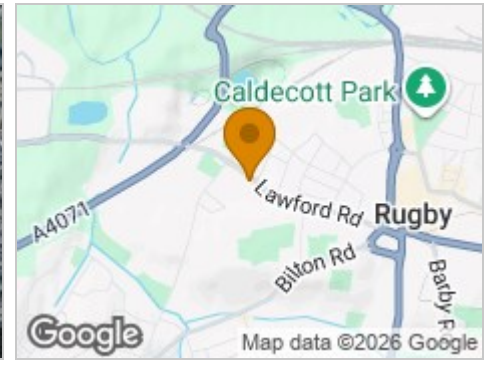
## Road Map



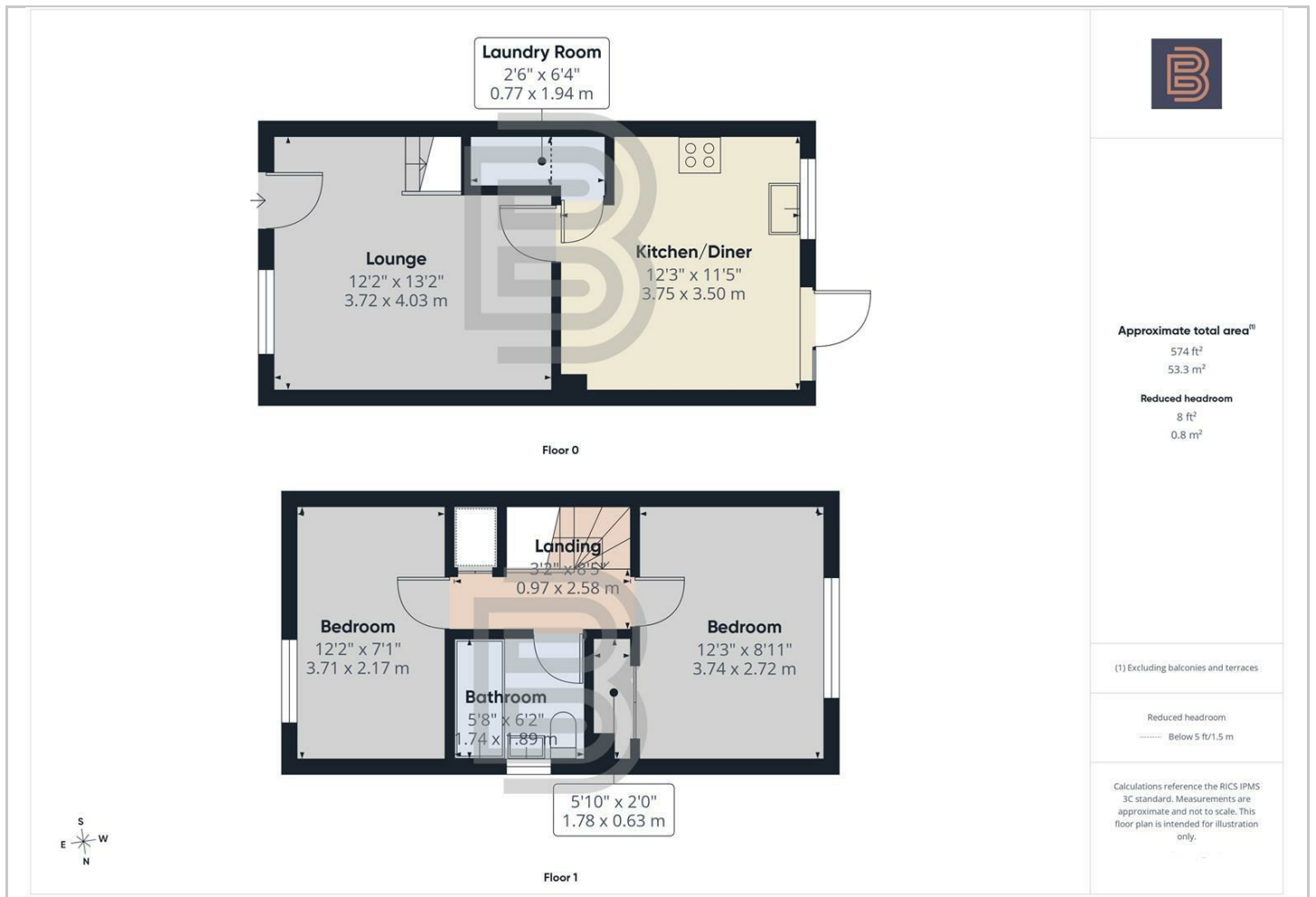
## Hybrid Map



## Terrain Map



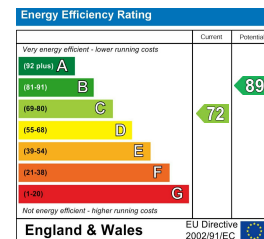
## Floor Plan



## 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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