



Ellis Brooke



7 Wood Street

Town Centre, Rugby, CV21 2NY

Guide price £169,950



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Hallway

Double glazed front door with window above. Door to Living Room. Door to Dining Room. Stairs to first floor.

Living Room

Wooden single glazed original windows to the front aspect. Electric storage heater. Original cast iron corner fireplace. Original coving.

Dining Room

Original wooden sash window to the rear aspect. Under-stairs cupboard. Gas fire. Door to Kitchen.

Kitchen

Double glazed door and two windows to the yard. Door to Bathroom via lobby area. Stainless steel sink/drainer. Space for a cooker. Range of base and eye level units with work surfaces over. Space for a fridge/freezer. Tiled floor.

Bathroom

Double glazed window to the rear. Enamel bath. Low flush WC. Pedestal wash hand basin. Tiling to splashbacks.

Landing

Dog-leg configuration. Doors off to all 3 bedrooms. Small loft access hatch. Storage cupboard.

Bedroom One

Two original wooden sash windows to the front aspect. Original feature cast iron fireplace. Electric storage heater.

Bedroom Two

Original wooden sash window to the rear aspect. Original feature cast iron fireplace. Original wood floor. Electric storage heater.

Bedroom Three

Double glazed window to the rear aspect. Airing cupboard.

Frontage

Shallow walled frontage.

Rear Yard

Concrete and blue brick side return. Rear access gate (leading to adjacent street). Space for a small shed. Borders stocked with various plants and shrubs to includes roses. Enclosed by timber fencing.

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.



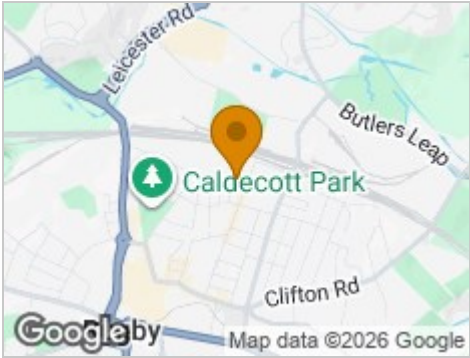
Road Map



Hybrid Map



Terrain Map



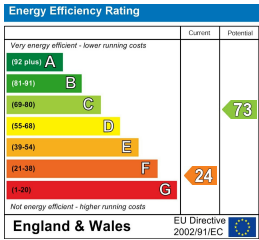
Floor Plan



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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