



Ellis Brooke



35 Oxford Street

Rugby, CV21 3NF

Asking price £149,950



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Summary

A two bedroom end terrace property conveniently located close to Rugby railway station and the town centre. Offered with no onward chain, the accommodation includes two reception rooms, kitchen, bathroom and two bedrooms. Further benefits include gas central heating, uPVC double glazing and two separate garden areas.

Location

Oxford Street enjoys a central Rugby location, just a short walk from the town centre, railway station and a wide range of shops, cafés and restaurants. The property is particularly well placed for commuters, with direct trains to London Euston in around 50 minutes and excellent access to the M1, M6 and M45. Well regarded schooling is also close by, including Lawrence Sheriff School, Rugby School and Rugby High School.

Dining Room

10'0 x 10'8 (3.05m x 3.25m)

Enter via uPVC door. Fireplace with mantle and surround. uPVC bay window to the front elevation. Radiator.

Living Room

10'1 x 11'7 (3.07m x 3.53m)

Understairs cupboard door. uPVC window. Radiator. Stairs to first floor. Door into:

Kitchen

5'8 x 8'10 (1.73m x 2.69m)

Built in units. Built in four ring gas hob and oven. Built in sink with drainage board and mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. uPVC window to the side elevation. uPVC door.

Lobby Area

Gas boiler.

Bathroom

5'4 x 5'0 (1.63m x 1.52m)

Bath with mixer tap and mixer shower over. Low flush WC. Wash hand basin with mixer tap. uPVC obscure window to the side elevation. Radiator. Tiled.

Stairs and Landing

Bedroom One

10'1 x 11'7 (3.07m x 3.53m)

uPVC window to the rear elevation. Radiator. Cupboard over stairs.

Bedroom Two

10'0 x 10'9 (3.05m x 3.28m)

uPVC window to the front elevation. Radiator.

Garden

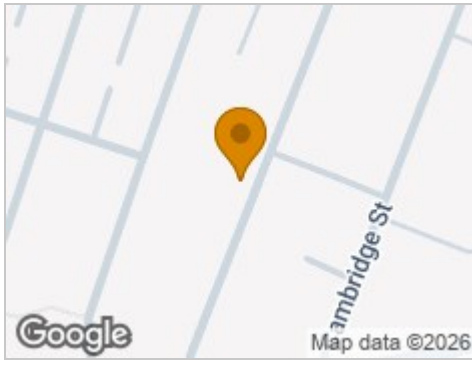
As you step out of the rear door there is a courtyard area fenced off. A gate then leads to side access and a further garden area that is lawned.

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



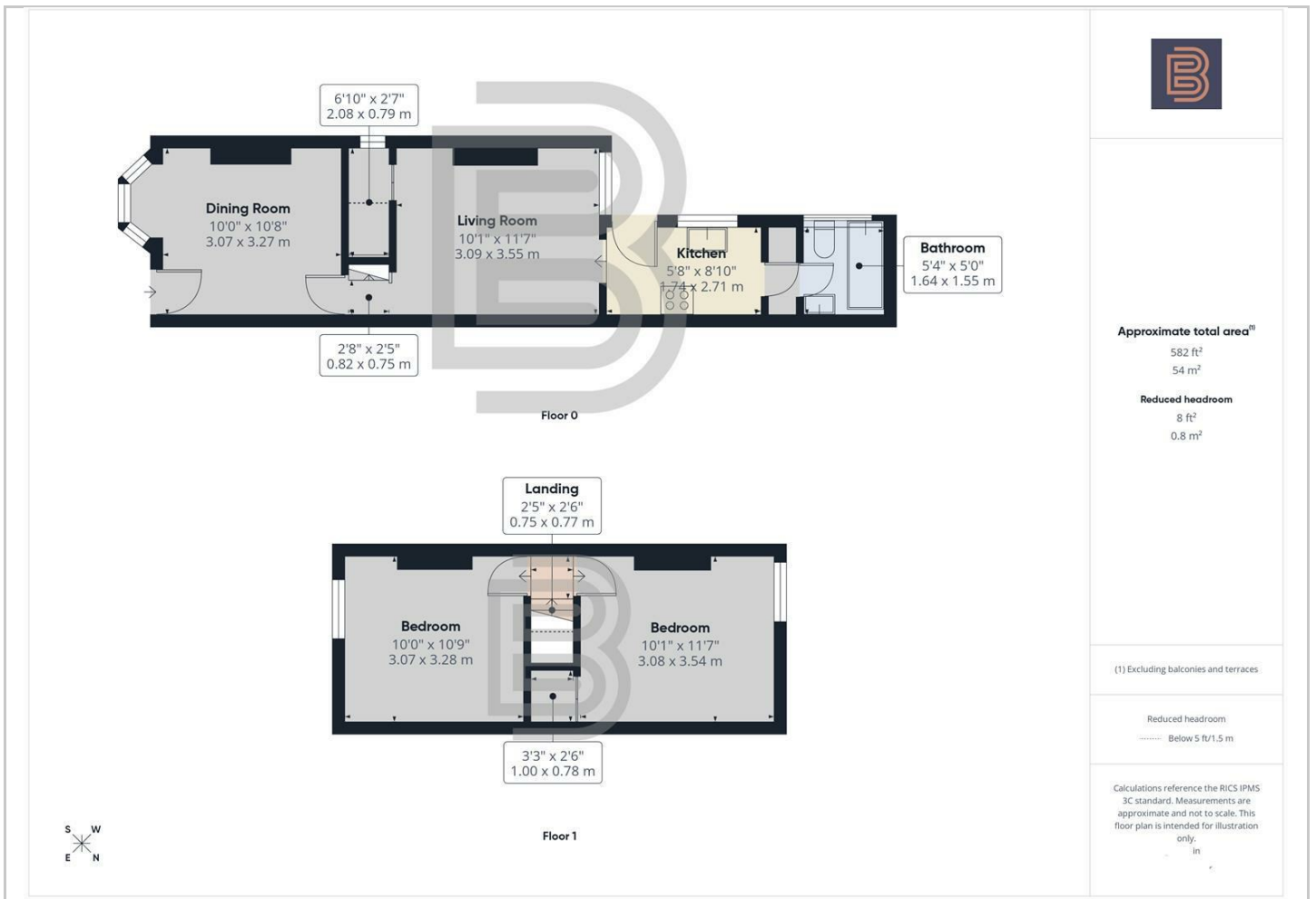
Hybrid Map



Terrain Map



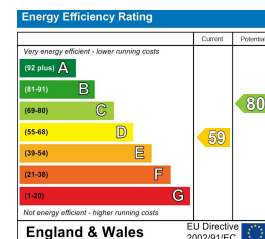
Floor Plan



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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