



Ellis Brooke



67 Winfield Street

, Rugby, CV21 3SH

Guide price **£270,000**



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Porch

Double glazed composite front door with double glazed window into Lounge/Diner. Wood effect flooring. Further door into Lounge/Diner.

Lounge/Diner

Double glazed bay window to the front aspect and double glazed window to the rear aspect. Door to stairwell. Two feature chimney breast recess areas. Door into Kitchen. Wood effect flooring. Two modern vertical radiators. Coving.

Breakfast Kitchen

Double glazed window to the side aspect. Wooden part glazed door to the garden. Wood effect flooring. Door into Utility Room. Door to under-stairs cupboard. Full range of base and eye level units with work surface over. Stainless steel sink/drainer. Integrated dishwasher. Space for a range style cooker with extractor over. Radiator. Tiling to splashbacks.

Utility

Double glazed window to the rear aspect. Additional sink/drainer. Door to Guest WC. Wood effect flooring. Wall mounted Vaillant combination boiler. Further work surface. Space and plumbing for a washing machine and a dryer. Radiator.

Guest WC

Double glazed window to the side aspect. Wood effect flooring. Low flush WC. Half height tiling.

First Floor Landing

Doors off to three bedrooms plus a door giving access to the loft (4th) bedroom. Storage cupboard. Door to bathroom. Modern vertical radiator.

Bedroom One

Two double glazed windows to the front aspect. Radiator. Stripped wood flooring. Decorative cast iron fireplace.

Bedroom Two

Double glazed window to the rear aspect. Wood floor. Exposed brick feature wall. Radiator. Decorative cast iron fireplace. Small cupboard.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Heated towel rail. Panelled bath with shower over. Wall mounted wash hand basin. Inset spotlights. Low flush WC. Inset spotlights. Extractor.

Bedroom Four (Loft Conversion)

Accessed via a door and stair case on the main landing. Three velux style windows. Door to En-Suite. Radiator. Inset spotlights. Eaves storage access.

En-Suite

Velux style window. Tiled floor. Enclosed shower

cubicle. Modern sleek wash hand basin with mixer tap. Low flush WC. Extractor. Small eaves storage area. Circular heated towel rail.

Frontage

Low maintenance walled frontage with slate chippings. Private accessway through to the rear garden (only used by this property)

Rear Garden

Enclosed by a mixture of brick wall and timber fencing. Initial decked side return with seating area. Side access to the street. Lawned area with pathway and borders.

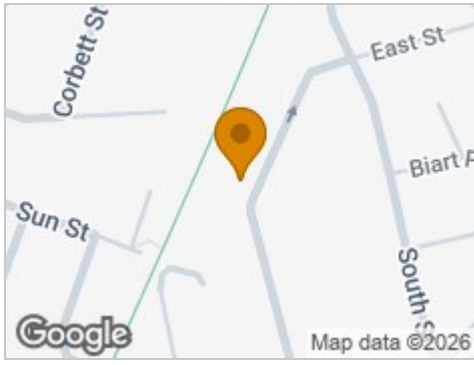
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Road Map



Hybrid Map



Terrain Map



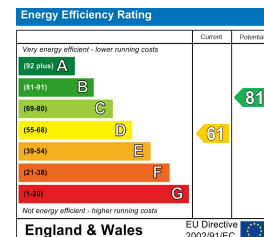
Floor Plan



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



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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