



Ellis Brooke



21a Paradise Street
, Rugby, CV21 3SZ

Guide price £319,995



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Entrance

The property is accessed via a composite front door where you arrive in a good sized living room.

Living Room

13'4" x 12'5" (4.07m x 3.8m)

This room benefits from a bay window to the front television that provides the room with natural light. From here there are doors which give access through to the ground floor WC and Kitchen Diner.

Kitchen Dining Room

18'9" x 9'9" (5.73m x 2.98m)

Neatly defined into two distinct areas of kitchen and dining. The kitchen itself comprises of a range of base and eye level units with a quartz worktop over. Within the kitchen there is a fitted oven, microwave combination, four ring induction hob with extractor fan over, fridge/freezer, washing machine and dishwasher. To the rear elevation of the room there are double opening doors which give a view over and access to the garden and further window to the side elevation. Within the room, there are stairs that rise to the first floor landing with a useful under stairs storage cupboard. Further to this the room provides ample space for a dining table.

W/C

4'1" x 3'1" (1.26m x 0.96m)

With a low level flush WC and wash hand basin.

1st Floor Landing

The first floor landing has doors which provide access through to all first floor accommodation. In addition, to the side elevation is a window and there are a stairs that rise to the second floor.

Bedroom 2

13'8" x 12'5" (4.19m x 3.8m)

A generously sized double bedroom with a bay window to the front elevation. This spacious bedroom further benefits from a good sized fitted wardrobe.

Bedroom 3

7'0" x 9'9" (2.15m x 2.98m)

A double bedroom with a window to the rear elevation, providing a view over the garden. This bedroom benefits from a fitted wardrobe.

Bathroom

7'3" x 5'10" (2.23m x 1.79m)

With a suite that comprises a low level flush WC, wash hand basin with vanity units under and paneled bath with shower above. Within the bathroom there is a frosted window to the side elevation, tiling to all splash back areas and a wall mounted heated towel rail.

2nd Floor Landing

The second floor landing has doors which provide access through to all second floor accommodation. The area itself benefits from a velux window which provides natural light, and in addition there is access to a useful storage cupboard.

Bedroom 1

13'10" x 12'4" (4.22m x 3.76m)

A spacious double bedroom with a window to the front elevation. This bedroom benefits from a good sized fitted wardrobe and in addition access to the loft can be obtained via a loft hatch.

Shower Room

7'0" x 5'6" (2.14m x 1.68m)

With a suite that comprises of a low-level flush WC, wash hand basin and shower cubicle. Within the bathroom there is tiling to all splash back areas, a velux window and a wall mounted heated towel rail.

Rear Garden

This beautifully landscaped and well-maintained rear garden is enclosed by a combination of fencing and walls. The immediate rear of the property is a patio area which provides ample space for alfresco dining. From here you step up to an area which has been laid to slate style chippings, which gives access to a further large patio area with raised sleeper style beds with mature planting set within. There is a further area, laid to slate style chipping. To the rear elevation of the garden a useful storage shed.

Front Garden

The property benefits from an area of front garden which in the main is laid to a patio and gives access to the front door. A further area has been laid to slate style chippings. A paved pathway runs down the side of the home where gated access is available to the garden.

Parking

On street parking is available on a first come first serve basis. Parking is via a council run resident permit scheme.

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



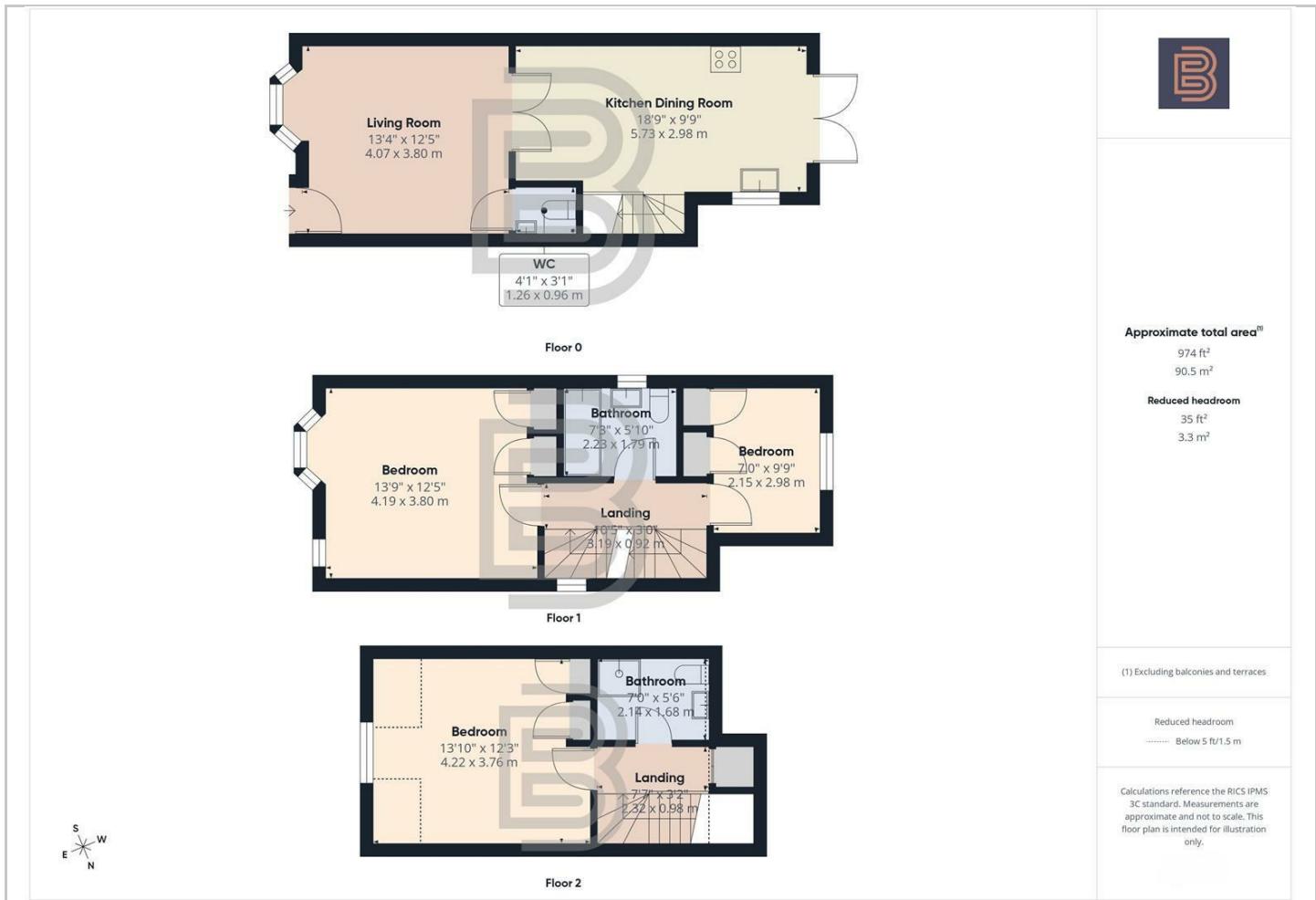
Hybrid Map



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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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