



Ellis Brooke



21 Dale Street

Close to Town, Rugby, CV21 2LP

Guide price £175,000



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Entrance Hall

3'2" x 4'1" (0.97m x 1.26m)

Accessed through a front door. The entrance hall provides space for cloaks and shoe storage. There is a door which gives access through to.

Living and Dining Room

26'3" x 11'0" (8.02m x 3.37m)

A room that is neatly defined into two areas of dining and living, neatly defined by the staircase through the middle which gives access to the first floor. To the front elevation of the room a dining space has been created, where there is a window to the front elevation providing natural light. To the rear of the room is the living area which has an opening that gives access through to the kitchen. The living area benefits from a feature fireplace with brick built hearth.

Kitchen

6'8" x 11'8" (2.04m x 3.58m)

The kitchen itself comprises a range of base and eye level units with a complementary worktop over. Within the kitchen there is space for an electric oven, washing machine and fridge freezer. To the rear elevation there are double opening doors which give access to the garden and an internal door gives access through to.

Bathroom

7'1" x 5'1" (2.16m x 1.57m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer

shower over. To the side elevation there is a frosted window and there is tiling to all splash back areas.

1st Floor Landing

The first floor landing has doors that give access through to all first floor accommodation.

Bedroom 1

11'1" x 11'1" (3.39m x 3.39m)

A spacious double bedroom that benefits from a window to the front elevation that provides natural light. The focal point of the bedroom is the feature fireplace with cast iron fire set within.

Bedroom 2

11'4" x 11'0" (3.46m x 3.37m)

A good sized double bedroom that benefits from a window to the rear elevation that provides a view over the garden. This bedroom benefits from a fitted cupboard along with giving access to the properties airing cupboard, which houses the boiler. The room benefits from a feature fireplace with a cast-iron fire set within.

Rear Garden

To the rear of the home is a private and enclosed garden. The garden is enclosed by a combination of walls and fencing to all elevations. This low maintenance rear garden has been laid with paving stones and provides ample space for outdoor seating and alfresco dining.

Front

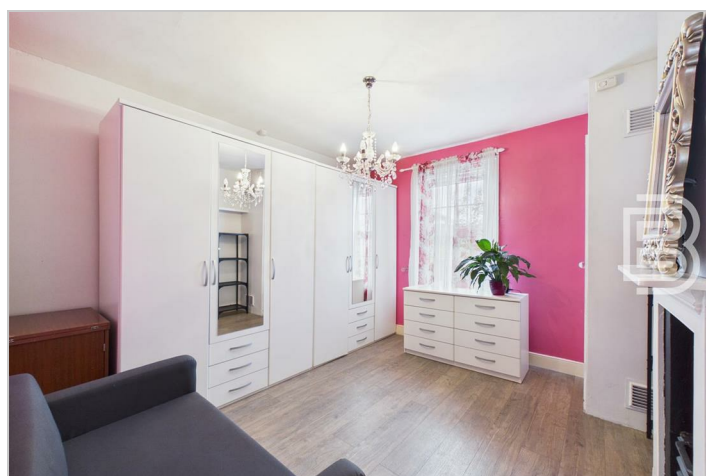
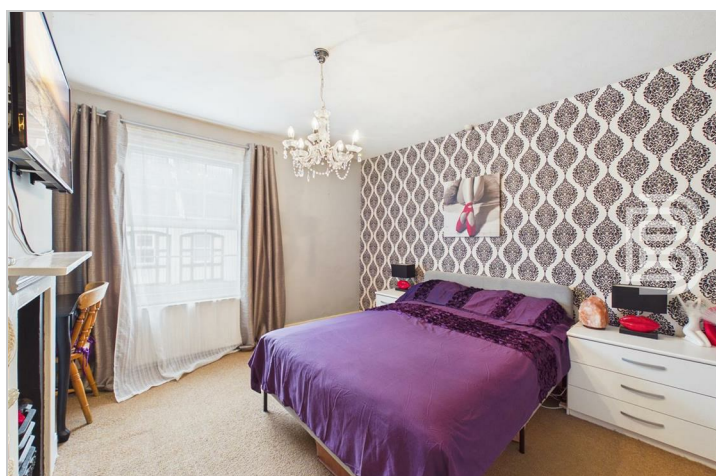
The property is accessed from the public highway via a front door where you enter the entrance hall.

Parking

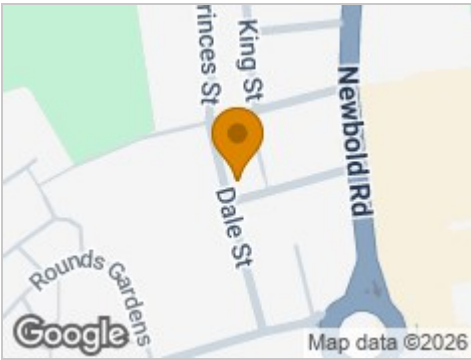
On street parking is available on a first come first serve basis via a council run resident permit scheme.

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



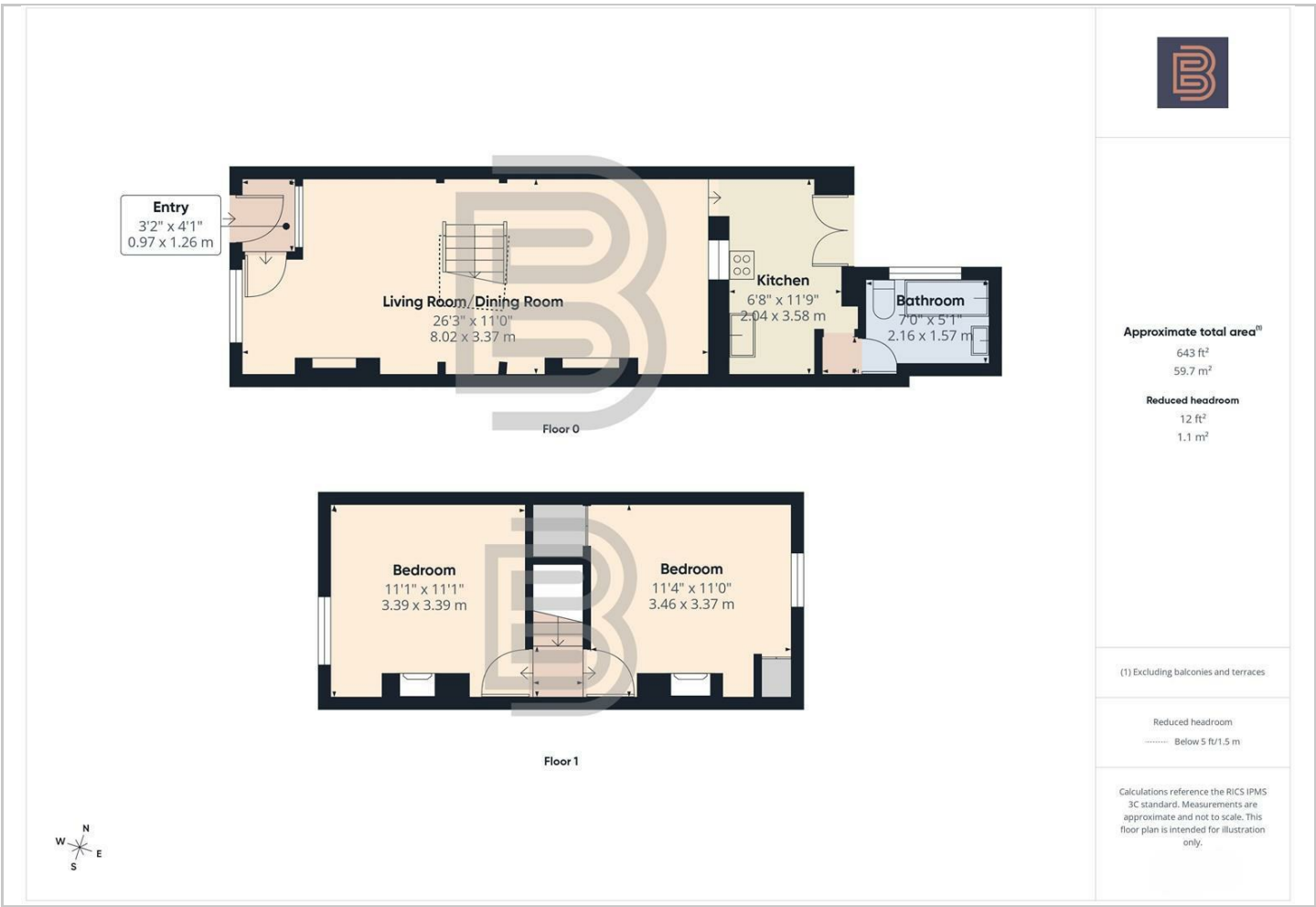
Hybrid Map



Terrain Map



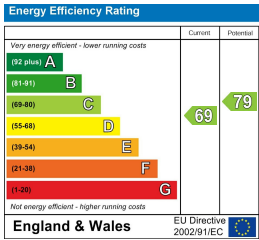
Floor Plan



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



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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