



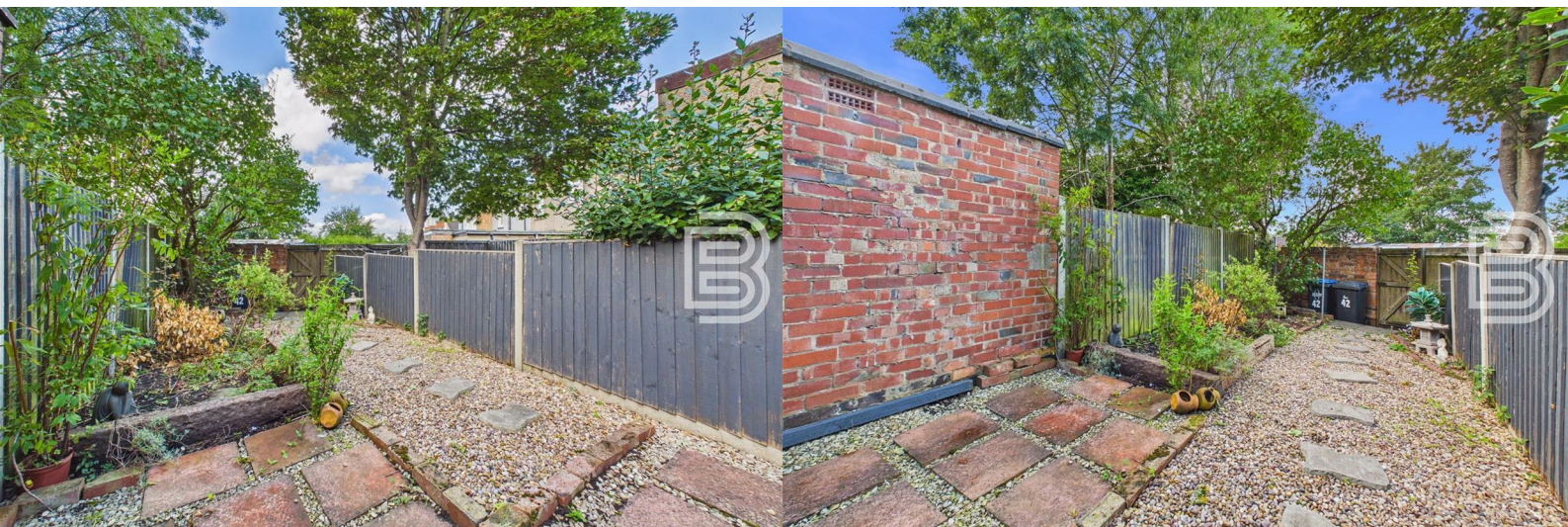
Ellis Brooke



42 New Street

, Rugby, CV22 7BE

Guide price £180,000



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Summary

This two bedroom terraced home on New Street offers a practical layout with two separate reception rooms and is conveniently positioned for Rugby town centre and local amenities.

The ground floor includes a living room, separate dining room and kitchen, providing clearly defined living and dining spaces. Upstairs are two well-proportioned bedrooms and a bathroom.

New Bilton has a good range of everyday amenities nearby, with local shops and schooling within the surrounding area. Rugby town centre is also easily accessible, while the railway station provides direct services to London Euston and Birmingham.

A good option for first-time buyers, investors or those looking for a home within easy reach of the town centre.

Location

Situated in New Bilton, to the south-west of Rugby town centre, the property is well placed for a good range of everyday amenities including local shops, supermarkets and leisure facilities. There is schooling for all ages within the surrounding area, while Rugby town centre and railway station are both readily accessible. The location also provides convenient road links towards the A45, A4071 and wider motorway network.

Entry

The property is access through a composite front door where you arrive in.

Living Room

11'2" x 10'7" (3.42m x 3.25m)

uPVC window to the front elevation. Decorative fireplace area. Radiator. Coving. Laminate flooring. Wooden door into:

Dining Room

11'3" x 10'7" (3.44m x 3.24m)

With a continuation of the laminate flooring. Under stairs storage cupboard. uPVC window to rear elevation. Radiator. Wooden door to first floor stairs and door into:

Kitchen

6'0" x 11'8" (1.83m x 3.56m)

With a range of base and eye level units and wooden top worksurfaces. Space for fridge/freezer. Space for gas cooker. Space and plumbing for washing machine. Built in sink with drainage board and mixer tap. Laminate flooring. uPVC window to the side elevation. uPVC door to the side and providing access to the rear garden. Radiator.

1st Floor Landing

Doors to further accommodation.

Bedroom 1

11'4" x 10'9" (3.46m x 3.29m)

Enter via wooden door. uPVC window to the rear elevation. Radiator. Coving. Door into:

Bathroom

5'10" x 11'6" (1.8m x 3.53m)

Single panel bath with separate taps and electric shower over. Wash hand basin with pedestal and separate taps. Low flush wc. Cupboard housing boiler. uPVC obscure window to the rear elevation. Radiator. Tiled walls. Vinyl flooring.

Bedroom 2

11'3" x 10'7" (3.45m x 3.25m)

Enter via wooden door. uPVC window to the front elevation. Radiator. Built in double wardrobe.

Rear Garden

Low maintenance garden with slabbing, borders and fencing to boundaries. There is a gate to the of the garden providing access to the front of the property through a shared alleyway.

Front

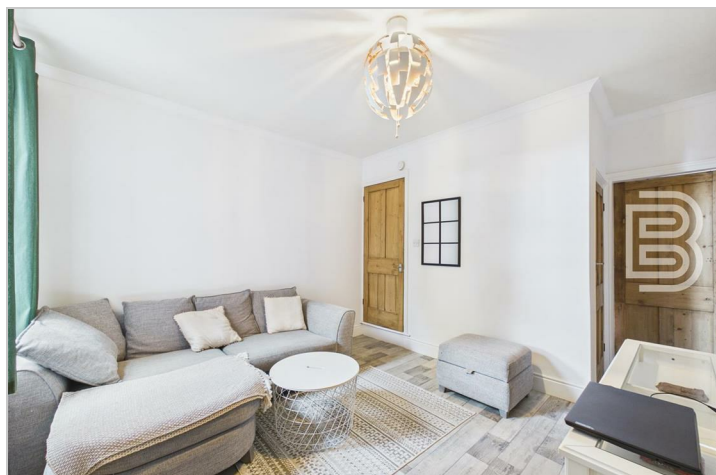
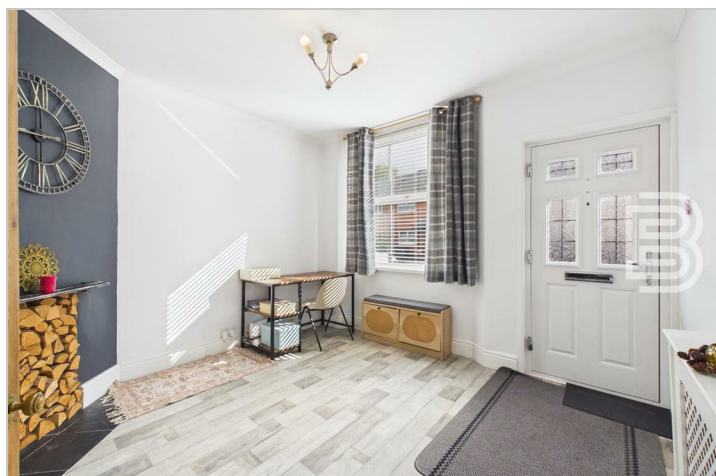
Retained with a dwarf brick wall. Wrought iron gate. Pathway to front door.

Parking

On street parking is available on the road.

Money Laundering Regulations

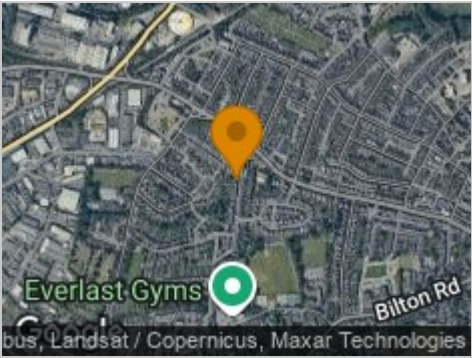
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) 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.



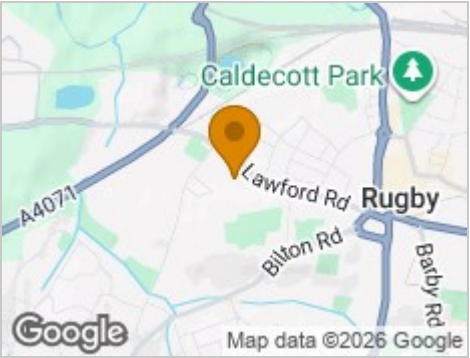
Road Map



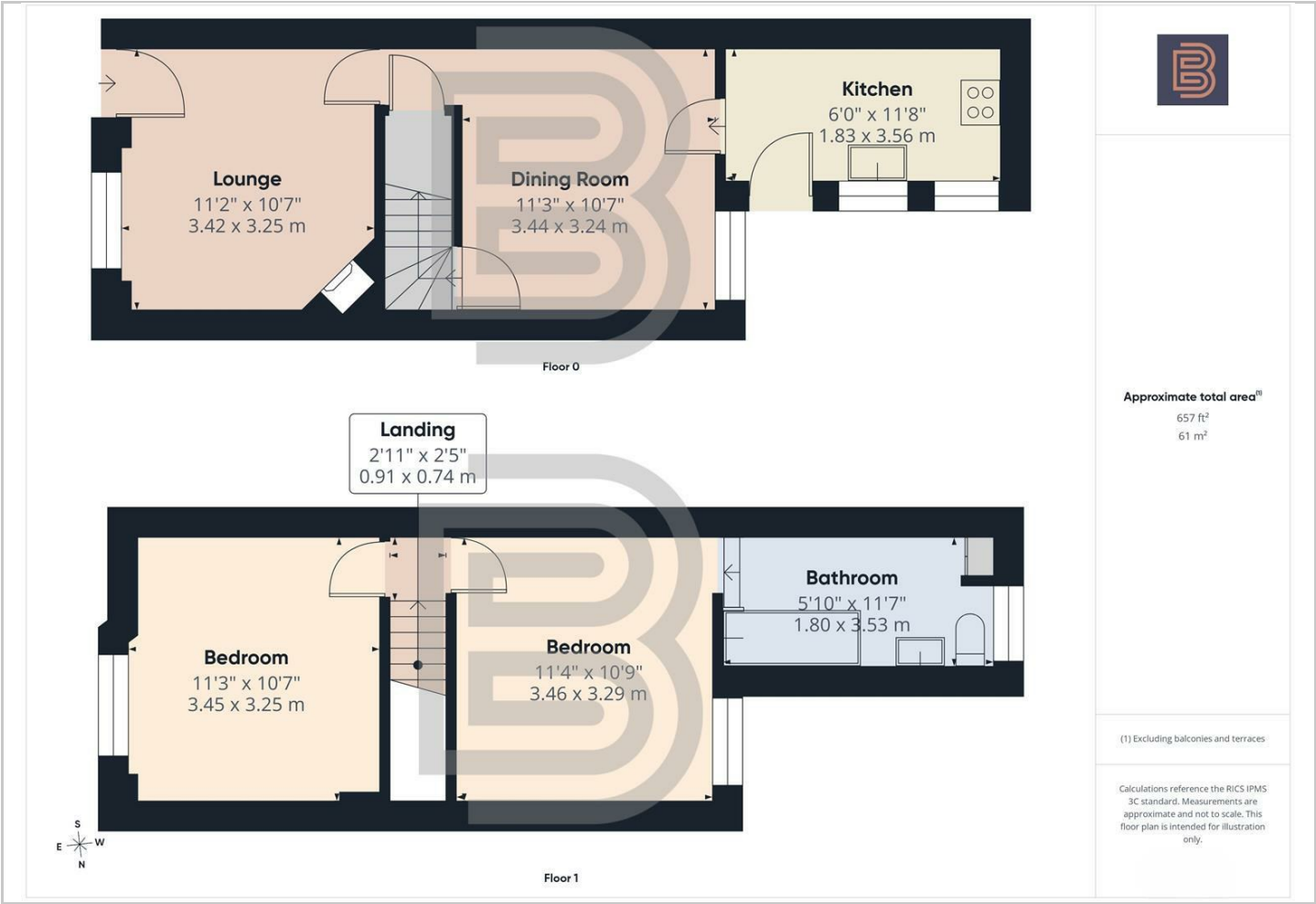
Hybrid Map



Terrain Map



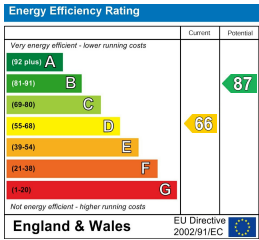
Floor Plan



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



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