



EDWARD KNIGHT
ESTATE AGENTS

49 EASTLANDS ROAD, RUGBY, CV21 3RR

£265,000





ENTRANCE HALLWAY

Original door and windows to front aspect. Stairs rising to the first floor. Understairs storage cupboard. Doors onto Further accommodation.

LOUNGE

11' 11" into the bay x 11' 5" (3.63m x 3.48m)

uPVC double glazed bay window to front aspect. Gas fire. Storage heater. Television and telephone point.

DINING ROOM

12' x 10' 8" (3.66m x 3.25m)

uPVC double glazed patio doors to rear aspect. Open fire. Storage heater.

KITCHEN

9' 1" x 6' 9" (2.77m x 2.06m)

Sink and drainer unit. Free standing gas cooker. Double glazed window and door to side aspect.



FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Loft access. Doors onto bedrooms and bathroom.

BEDROOM ONE

12' 6" into the bay x 10' 9" (3.81m x 3.28m)
uPVC double glazed bay window to front aspect. Cast iron feature fireplace. Storage heater.

BEDROOM TWO

11' 11" x 10' 10" (3.63m x 3.3m)
uPVC double glazed window to rear aspect. Cast iron feature fireplace. Storage heater.

BEDROOM THREE

8' 1" x 6' 9" (2.46m x 2.06m)
uPVC double glazed window to front aspect. Storage heater.

BATHROOM

Panelled bath with electric power shower over. Wash hand basin. Low level WC. Partly tiled walls. Wall mounted electric heater. uPVC double glazed opaque window to rear aspect.







GARDENS

The house is set into the centre of the plot with gardens to front, side and rear. Offering great potential for extension to the side and rear of the property.

To the front is a low maintenance gravelled area with flower beds housing mature trees, plants and hedging with a timber fence surrounding.

To the side currently has flower beds housing mature trees and hedging.

To the rear is a patio area, lawned area. Flower beds housing mature trees, plants and shrubs and a pond.



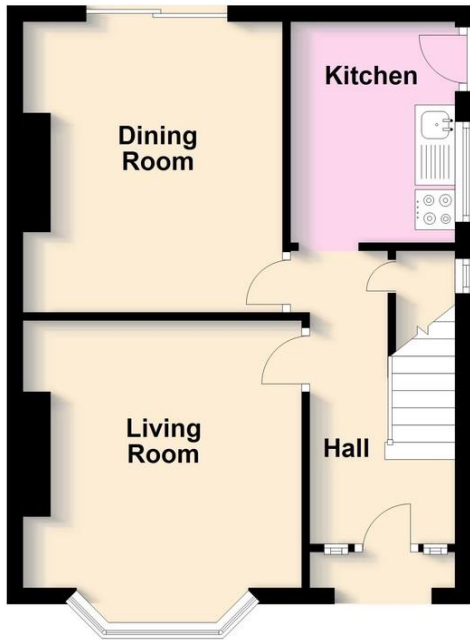
SINGLE GARAGE

Up and over door. Power connected. Currently off road parking for 2 cars, but with potential to increase



Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 77.1 sq. metres (829.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

