



EDWARD KNIGHT
ESTATE AGENTS

21 STEPHEN STREET, RUGBY, WARWICKSHIRE, CV21 2ES

OFFERS OVER £190,000





Entrance Hall

Enter via an obscure double glazed entrance door. With single panel radiator. Wood flooring. Electric consumer unit. Stairs rising to first floor. Door to:

Dining Room

366 x 305

12' 4" x 10' 8" (3.76m x 3.25m) With a double glazed window to the rear aspect. Double panel radiator. Coving. Smoke alarm. Glazed casement door to the Kitchen. Opening through to:

Lounge

338 x 305

11' 11" min x 10' 7" (3.63m min x 3.23m) With a double glazed bay window to the front aspect. Double panel radiator. Brick-built fireplace. Wall mounted lights. TV aerial point. Cable TV and telephone points.

Kitchen

305 x 213

10' 7" x 7' 10" (3.23m x 2.39m) With a refitted range of white eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Brand new electric cooker with extractor hood over. Space and plumbing for a washing machine. Space for fridge freezer. Tiled floor. Understairs storage cupboard. Double glazed window to the side aspect. Obscure double glazed door to the rear garden. Door to:



Ground Floor Bathroom

With a refitted white suite comprising: low level close coupled toilet, pedestal wash hand basin and panelled bath with mixer shower over. Tiling to splashback areas. Extractor fan. Tiled floor. Radiator. Obscure double glazed window to the rear aspect.

Stairs & Landing

With loft hatch. Doors to all further accommodation.

Bedroom One

427 x 335

14' x 11' 10" (4.27m x 3.61m) With a double glazed window to the front aspect. Single panel radiator. Wood effect laminate floor. Double sliding door fitted wardrobe. Coving.

Bedroom Two

366 x 244

12' 4" x 8' 4" (3.76m x 2.54m) With a double glazed window to the rear aspect. Single panel radiator.

Bedroom Three

335 x 216

11' 5" x 7' 11" (3.48m x 2.41m) With a double glazed window to the rear aspect. Single panel radiator. Wall mounted Vaillant combination boiler.

Front Garden

Low maintenance fore garden enclosed by brick walls and an iron gate. Open porch.

Rear Garden

Concrete area adjoining the rear of the property with a timber gate to the side pedestrian access and concrete path leading off to the rear of the garden. Laid to lawn area and stocked borders. Timber shed to the rear of the garden. Enclosed by timber fencing to all sides.

Council Tax

Band A







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

