

HIGH VIEW THE BUTTS

£280,000 Freehold

NAPTON
SOUTHAM
WARWICKSHIRE
CV47 8NW



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and charming two bedroom semi detached cottage set in the rural village location of Napton. The cottage has many period features and is of standard brick built construction with a tiled roof.

The village of Napton has its own Parish Church, beautiful countryside views and idyllic walks along the Oxford Canal and public houses. There are a more comprehensive range of amenities available in nearby Dunchurch and Southam. The location is perfect for access to Leamington Spa and is approximately a 20 minute drive into Rugby.

There is convenient commuter access to the Midland motorway and road networks and Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch, kitchen with space for cooker and fridge/freezer, space and plumbing for an automatic washing machine and quarry tiled flooring, dining room with feature fireplace and wood burner, inner hallway with stairs rising to the first floor landing and a lounge with feature fireplace and wood burner.

To the first floor, the master bedroom has fitted wardrobes and a cupboard which houses the hot water tank. There is a further good sized bedroom and a family bathroom fitted with a white suite.

The property benefits from gas fired central heating to radiators, log burners, double glazing and all mains services are connected.

Externally, the fore garden is enclosed by a low level brick wall with a gravelled area beyond and a block paved driveway providing off road parking and leading to the garage which has power and lighting connected. The rear garden boasts beautiful countryside views and is paved, making it low maintenance. There is a shed/workshop and brick built store.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band C.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///Assures.bends.hostels

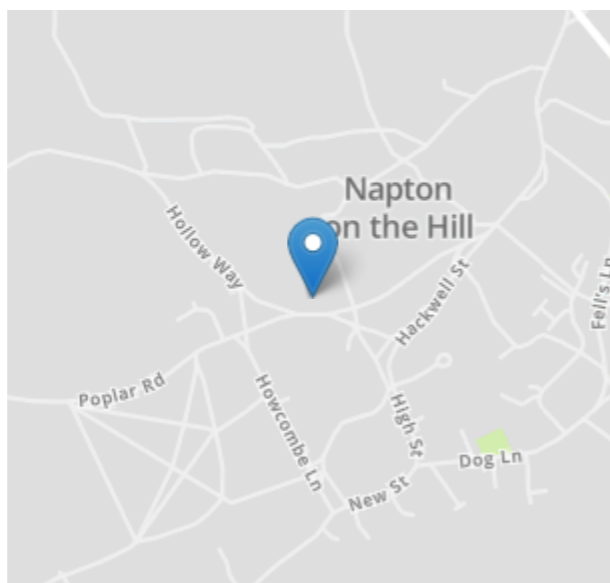
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended and Charming Two Bedroom Semi Detached Cottage**
- **Rural Village Location with Countryside Views**
- **Lounge and Separate Dining Room both with Feature Fireplaces and Wood Burners**
- **First Floor Family Bathroom**
- **GasFired Central Heating to Radiators and Double Glazing**
- **Off Road Parking and Garage**
- **Low Maintenance Rear Garden with Shed/Workshop and Brick Built Store**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Porch

2' 5" x 2' 2" (0.74m x 0.66m)

Kitchen

13' 3" x 8' 2" (4.04m x 2.49m)

Dining Room

14' 5" x 11' 0" (4.39m x 3.35m)

Lounge

14' 5" x 10' 9" (4.39m x 3.28m)

First Floor

Bedroom One

14' 4" x 11' 0" (4.37m x 3.35m)

Bedroom Two

11' 0" x 9' 2" (3.35m x 2.79m)

Family bathroom

7' 7" x 4' 9" (2.31m x 1.45m)

Externally

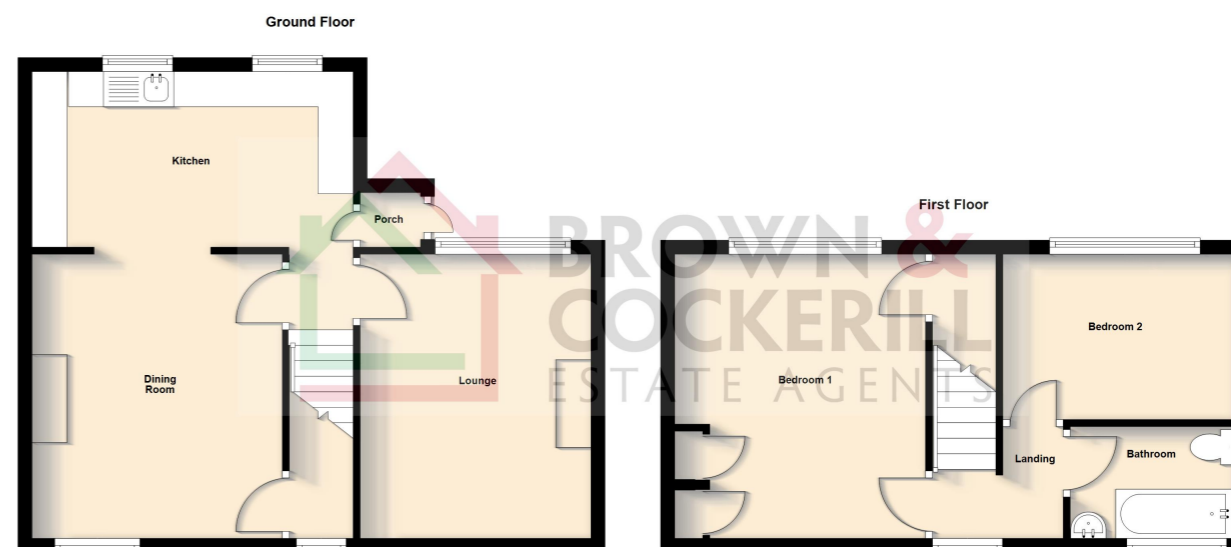
Garage

13' 4" x 7' 7" (4.06m x 2.31m)

Shed/Workshop

13' 3" x 12' 4" (4.04m x 3.76m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.