



12 Regent Street | Rugby | Warwickshire | CV21 2QF

9 COTON ROAD

CHURCHOVER
RUGBY
WARWICKSHIRE
CV23 0EL

Offers Over £240,000 Freehold

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom terraced property situated in the sought after village of Churchover, Rugby. The property is of standard brick built construction with tiled roofing and boasts countryside views.

The village of Churchover is located approximately 4 miles north of rugby town centre on the Leicestershire border. Within the village is the Holy Trinity Church and there is picturesque countryside to enjoy.

There is excellent commuter access to the M1/M6/A5/A14 and A426 road and motorway networks and Rugby railway station offers a 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 hall, lounge with feature brick fireplace and open fire, kitchen/dining room with space for appliances and a sun room with doors opening onto the rear garden and patio area.

To the first floor, there are two well proportioned bedrooms both with fitted wardrobes, storage cupboards and countryside views. The part tiled family bathroom is fitted with a double open shower with screen, low level w.c. and wash hand basin.

The property benefits from electric heating, double glazing and mains services are connected with the exception of gas as there is no gas within the village.

Externally, to the front of the property is a lawned garden and off road parking for two vehicles. The good sized rear garden backs onto the countryside and is predominantly laid to lawn with a patio area to the immediate rear which is ideal for al-fresco dining and entertaining. There are a range of shrubs and trees and a pathway leading to a garden shed, summerhouse, storage area and raised allotment beds. The side pedestrian gate gives access to the front of the property.

Early viewing is recommended to avoid disappointment. The property is being offered for sale with no onward chain.

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///token.ladder.latter

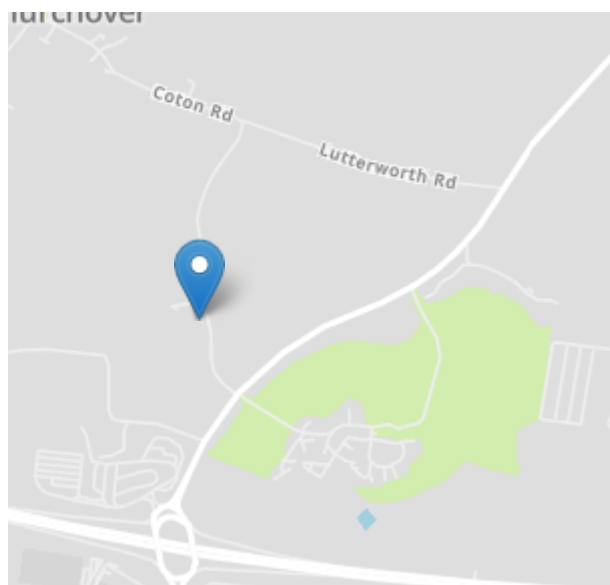
MORTGAGE & LEGAL ADVICE

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

- A Two Bedroom Terraced Property
- Sought After Village Location
- Lounge with Feature Brick Fireplace and Open Fire
- Kitchen/Dining Room and Sun Room
- Electric Heating and Double Glazing
- First Floor Family Bathroom with Open Double Shower and Screen
- Off Road Parking and Good Sized Rear Garden with Countryside Views
- Early Viewing is Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Lounge

13' 5" x 13' 1" (4.09m x 3.99m)

Kitchen Dining Room

16' 0" x 7' 7" (4.88m x 2.31m)

Sun Room

11' 5" x 6' 2" (3.48m x 1.88m)

First Floor

Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)

Family Bathroom

7' 10" x 7' 6" (2.39m x 2.29m)

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.