



1 FERN COTTAGES

Guide Price £375,000 Freehold

BRINKLOW
RUGBY
WARWICKSHIRE
CV23 0LZ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached cottage situated in the sought after village of Brinklow. The cottage has been sympathetically refurbished whilst retaining many period features.

There are a range of local amenities including shops and stores, public houses and a village school. There are a wider range of facilities available in nearby Rugby, Coventry and Leamington Spa.

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

In brief, the accommodation comprises of an entrance hall with a feature port hole stained glass window, lounge with a feature open fireplace and multi-fuel stove and exposed beams, refitted kitchen/dining room with French doors opening onto the rear garden, rear lobby and ground floor cloakroom/w.c./utility room

To the first floor there are three well proportioned bedrooms and a family shower room with a three piece white suite.

The property benefits from double Upvc glazing and gas fired central heating to radiators.

Externally, to the front of the property is off road parking. The rear and side garden has paved and pebbled areas with flowering, shrub and evergreen borders. The garden is enclosed with timber fencing and maturing hedgerows with views over farmland. There is wooden log cabin with power and lighting connected.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 72 m² (775 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///outings.poster.thumbnail

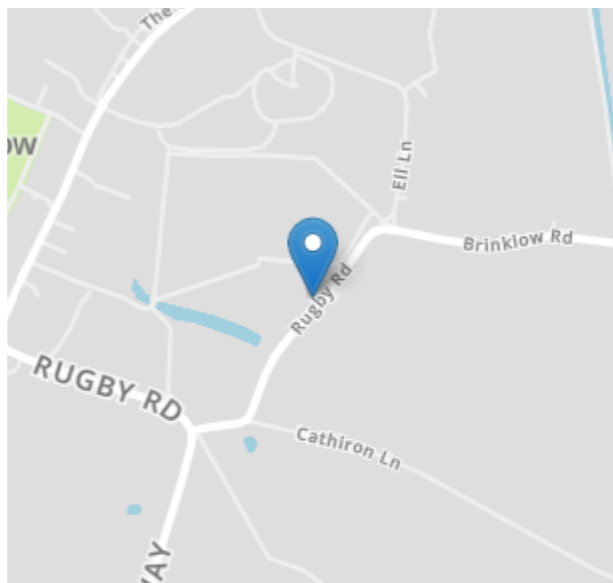
MORTGAGE & LEGAL ADVICE

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 Sympathetically Refurbished Three Bedroom Semi Detached Cottage in Sought After Village Location
- Lounge with Feature Open Fireplace and Multi-fuel Stove
- Ground Floor Utility/Cloakroom W.C.
- First Floor Family Shower Room with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Views Over Farmland
- Off Road Parking
- Viewing Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

ROOM DIMENSIONS

Ground Floor

Entrance Hall Lounge

16' 2" x 11' 6" (4.93m x 3.51m)

Kitchen/Dining Room

11' 5" x 11' 2" (3.48m x 3.40m)

Rear Lobby

Ground Floor Cloakroom/W.C./Utility Room

9' 7" x 5' 2" maximum (2.92m x 1.57m maximum)

First Floor

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

Bedroom Two

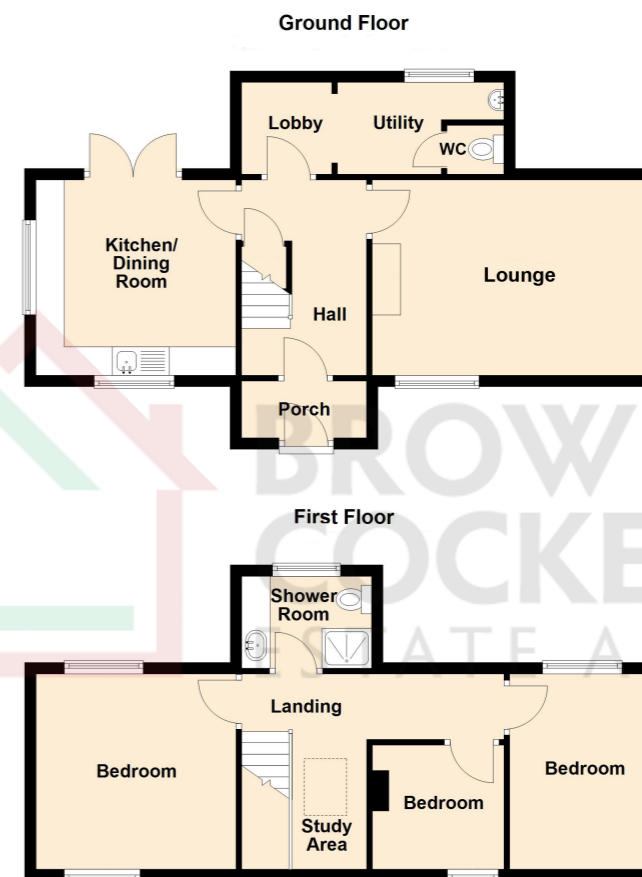
11' 7" x 8' 4" (3.53m x 2.54m)

Bedroom Three

8' 7" x 7' 5" (2.62m x 2.26m)

Family Shower Room

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.