

45 LEAMINGTON ROAD

Offers Over £300,000 Freehold

45 LEAMINGTON ROAD
RYTON ON DUNSMORE
COVENTRY
WARWICKSHIRE
CV8 3FL



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this extended two bedroom semi detached home situated within the sought-after village of Ryton on Dunsmore.

The property enjoys excellent commuter access to the A45, M6 and M69 motorway networks. The village offers a range of local amenities including schools, a village hall and a Co-Operative Food store, all within walking distance.

Ryton on Dunsmore is ideally positioned between Rugby, Coventry and Leamington Spa, each offering a wide variety of shops, restaurants, retail parks and schooling. Coventry Railway Station is just a 15-minute drive away, and Rugby Railway Station provides a mainline intercity service to London Euston and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, lounge with feature open fireplace, dining/sitting room with understair utility cupboard and an extended kitchen fitted with a range of contemporary base an wall units. To the first floor there are two large double bedrooms and a family bathroom fitted with a white suite.

The property is of traditional brick construction, benefits from gas fired central heating to radiators and Upvc double glazing (installed in 2018). The property had a new tiled roof fitted in 2022.

Externally, there is off road parking to the front along with a useful storage shed. The enclosed and private rear garden comprises of a paved patio area to the immediate rear with the remainder being laid to lawn. There is mature hedging to the boundaries and a pedestrian gate to the side. At the end of the garden is a timber home office/workshop which has power and water connected.

Early viewing is considered essential.

Gross internal area: 893 ft² (83m²).

AGENTS NOTES

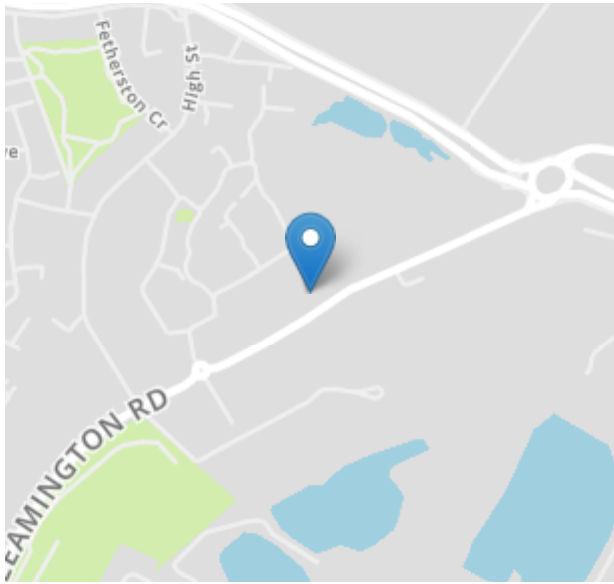
Council Tax Band 'D'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///springs.objective.boater

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 Two Bedroom Semi Detached Home
- Lounge with Feature Fireplace, Dining Room/Sitting Room
- Fitted Contemporary Kitchen with Belfast Sink
- Two Large Double Bedrooms, Family Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Off Road Parking, Enclosed Rear Garden, Home Office/Workshop
- Early Viewing is Considered Essential



ENERGY PERFORMANCE CERTIFICATE

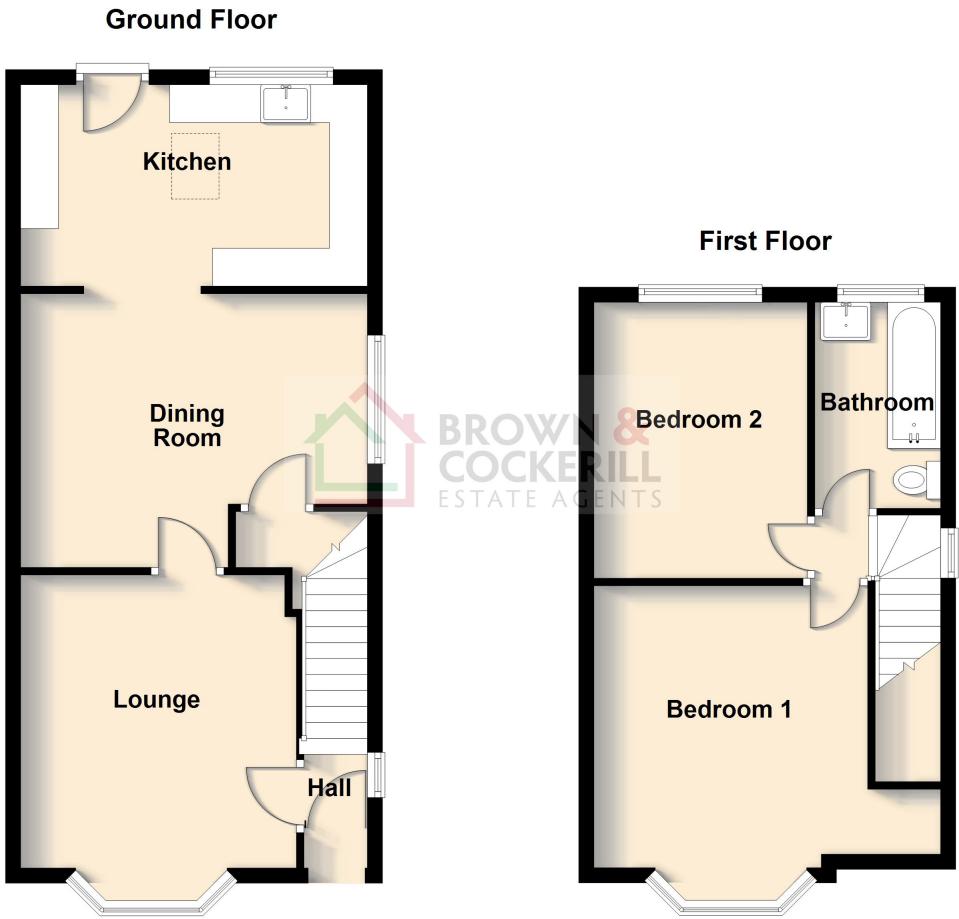
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	62	75
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Entrance Hall
3' 3" x 3' 0" (0.99m x 0.91m)
Lounge
13' 8" into bay x 11' 10" (4.17m into bay x 3.61m)
Sitting Room/Dining Room
15' 0" max. x 11' 10" max. (4.57m max. x 3.61m max.)
Kitchen
14' 2" x 8' 9" (4.32m x 2.67m)
First Floor
Bedroom One
15' 1" x 13' 10" into bay (4.60m x 4.22m into bay)

Bedroom Two
11' 11" x 9' 2" (3.63m x 2.79m)
Bathroom
9' 0" x 5' 5" (2.74m x 1.65m)
Externally
Home Office/Workshop
13' 6" x 11' 8" (4.11m x 3.56m)

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.