



CHURCH HILL, MAIN STREET

Offers Over £270,000 Freehold

HARBOROUGH MAGNA
RUGBY
WARWICKSHIRE
CV23 0HS



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom detached character cottage situated in the popular village location of Harborough Magna, Rugby. The property is of standard brick built construction with a tiled roof and the addition of a timber constructed lounge.

The cottage is located opposite All Saints Church and is within the heart of the sought after village of Harborough Magna which is located four miles north-west of Rugby town centre. The Old Lion public house, Revel C of E Primary School and Early Birds are situated in the village and there are bus routes to Rugby and Coventry. The Oxford Canal runs to the south which offers scenic countryside walks and views.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston in under an hour and there is convenient commuter access to the Midland motorway network.

The property has shared access and can be entered via a wrought iron gate. In brief, the accommodation comprises of an entrance porch, entrance hall with stairs rising to the first floor landing with a sliding door giving access to the ground floor cloakroom/w.c., dining room with under stairs storage cupboard, sitting room/bedroom three, utility with wash hand basin and a storage cupboard, kitchen with electric four ring hob and fitted grill and a door through to extended lounge (wooden construction).

To the first floor is a spacious galleried landing currently being used as a bedroom, bedroom one with fitted wardrobes and access to the bathroom, a further bedroom and w.c. with hand basin.

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

Externally, the south facing garden is predominantly laid to lawn with a paved patio area, various shrubs and flowering borders with views over the fields and church.

Early viewing is advised. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 117 m² (1259 ft²).

AGENTS NOTES

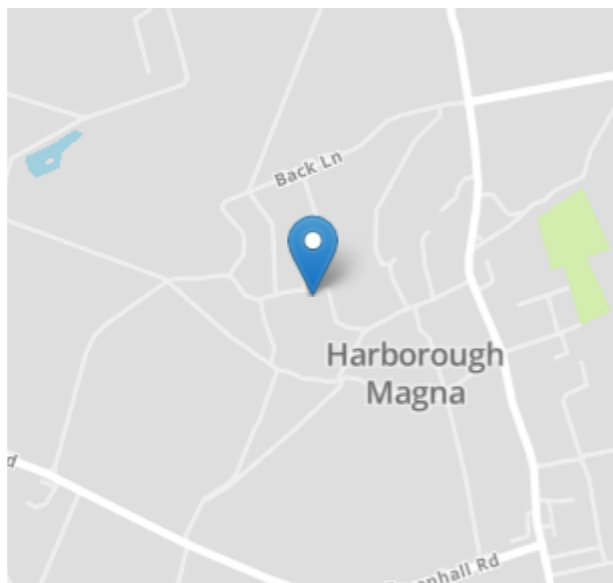
Council Tax Band 'D'.
What3Words: ///gown.pods.dodges

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 Three Bedroom Detached Cottage
- In Need of Some Refurbishment
- Popular Village Location
- Lounge (Wooden Construction), Dining Room and Sitting Room/Bedroom Three
- Ground Floor Cloakroom/W.C. and First Floor Bathroom
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- South Facing Garden with Field and Church Views
- Early Viewing is Advised, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Ground Floor Cloakroom W.C.
3' 9" x 2' 10" (1.14m x 0.86m)

Dining Room
14' 9" x 12' 3" (4.50m x 3.73m)

Sitting Room/Bedroom Three
14' 8" x 12' 2" (4.47m x 3.71m)

Utility
10' 0" x 4' 6" (3.05m x 1.37m)

Kitchen
14' 0" x 7' 8" (4.27m x 2.34m)

Lounge
13' 11" x 13' 10" (4.24m x 4.22m)

First Floor

Landing
16' 0" x 5' 8" (4.88m x 1.73m)

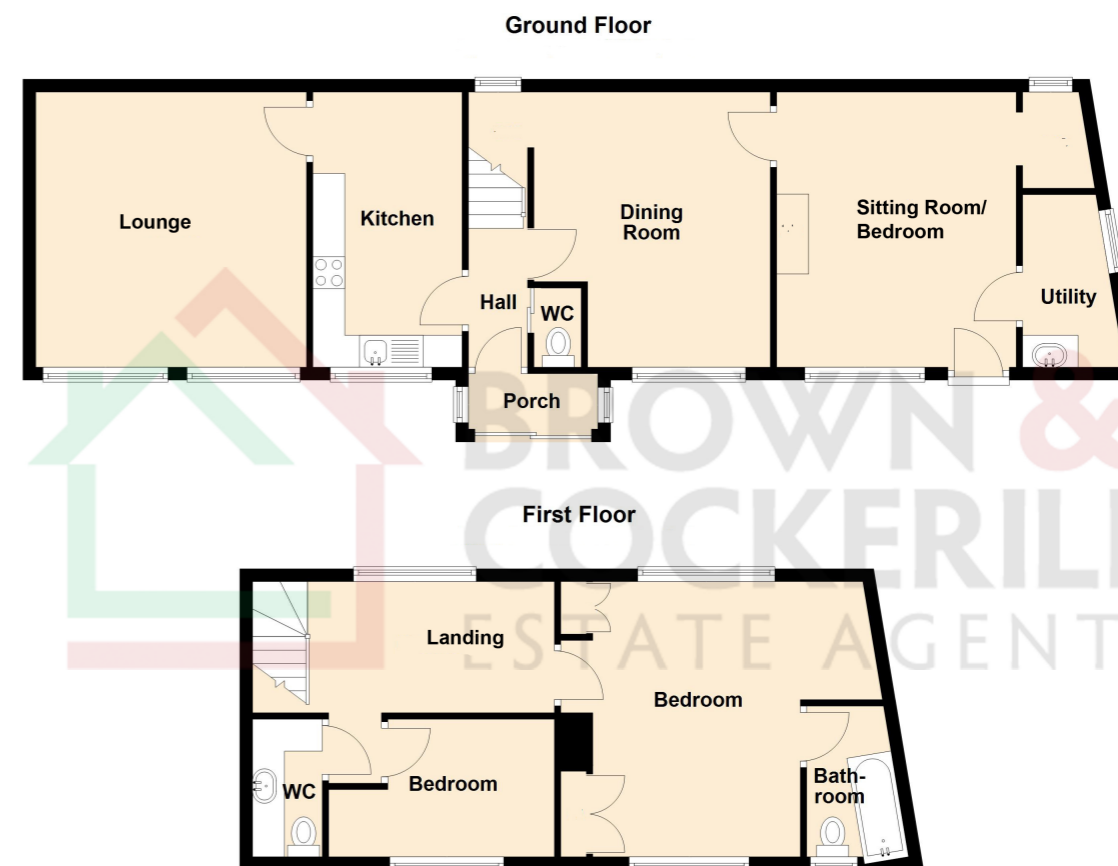
Bedroom One
15' 10" maximum x 14' 8" (4.83m maximum x 4.47m)

Bathroom
8' 6" x 4' 3" (2.59m x 1.30m)

Bedroom Two
12' 2" x 8' 7" (3.71m x 2.62m)

W.C.
7' 3" x 3' 9" (2.21m x 1.14m)

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.