



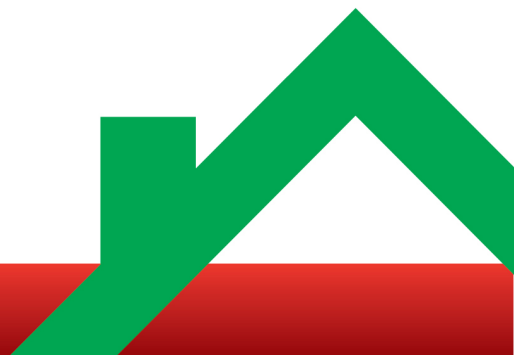
5 CORONATION COTTAGES Guide Price £340,000 Freehold

PRINCETHORPE
RUGBY
WARWICKSHIRE
CV23 9QH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended three bedroom semi detached property which is located in the sought after village of Princethorpe. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Princethorpe is a semi-rural village located roughly halfway between the towns of Rugby 6.5 miles (10.5 km) to the north-east, and Leamington Spa 6 miles (9.7 km) to the south-west. Within the immediate area, there is the Three Horseshoes public house and a petrol station with village shop and hairdressers. Our Lady's Primary School and Princethorpe College provide excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within an hour and there is convenient access available to the A423 (Coventry to Banbury), B4453 (Rugby to Leamington) and B4455 (Fosse Way) road networks.

The accommodation is set over two floor and in brief, comprises of an entrance hall with stairs rising to the first floor landing with a door off to the lounge which has an exposed feature fireplace with gas fire and French doors opening onto the front garden, The extended kitchen/breakfast/family room has a fitted grill, oven and a five ring Neff induction hob with an extractor over: Space for a fridge/freezer is available and there is an integrated dishwasher: There is an island/breakfast bar, two velux windows, ceiling spotlights and bi-fold doors opening onto the rear garden. There is also a separate utility room and ground floor cloakroom/w.c.

To the first floor, the landing has access to loft space which has lighting connected and doors off to three well proportioned bedrooms. The part tiled family bathroom is fitted with a four piece white suite to include a shower enclosure, panelled bath, low level w.c. and vanity unit with inset wash hand basin, vertical radiator, extractor fan and tiled flooring.

The property benefits from gas fired central heating to radiators via a combination boiler located in the utility room and has Upvc double glazing throughout.

Externally, there is a tarmacadam driveway providing off road parking, a fore garden laid to lawn with retaining low level brick wall and gated side pedestrian access to the east facing rear garden. The enclosed rear garden enjoys a private aspect, overlooking farm land and is predominantly laid to lawn with a paved patio area to the immediate rear and pathway leading down the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 109 m² (1173 ft²).

AGENTS NOTES

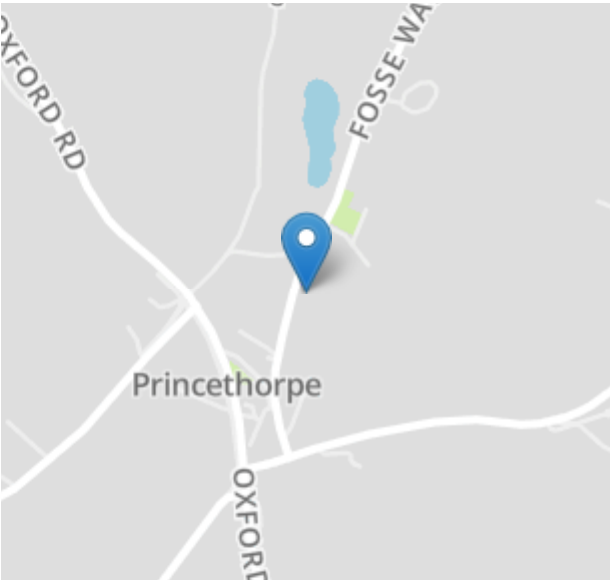
Council Tax Band 'C'.
Estimated Rental Value: £1350 pcm approx.
What3Words: ///sunset.hacksaw.shop

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 Semi Detached Property in Picturesque Village Location
- Lounge with Exposed Feature Fireplace, Gas Fire and French Doors to Fore Garden
- Kitchen/Breakfast/Family Room with Oven, Hob and Integrated Appliances
- Separate Utility Room and Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Private Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	78
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		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall
6' 9" x 6' 3" (2.06m x 1.91m)
Lounge
16' 3" x 13' 10" (4.95m x 4.22m)
Kitchen/Breakfast/Family Room
22' 10" maximum x 18' 0" (6.96m maximum x 5.49m)
Utility Room
6' 3" x 5' 6" (1.91m x 1.68m)
Ground Floor Cloakroom/W.C.
5' 6" x 2' 11" (1.68m x 0.89m)

First Floor

Landing
10' 6" maximum x 6' 2" maximum (3.20m maximum x 1.88m maximum)
Bedroom One
12' 10" x 10' 8" (3.91m x 3.25m)
Bedroom Two
11' 0" x 8' 8" (3.35m x 2.64m)
Bedroom Three
9' 10" x 6' 11" (3.00m x 2.11m)
Family Bathroom
10' 6" x 7' 4" (3.20m x 2.24m)

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.