



46 DAVENTRY ROAD

Offers Over £350,000 Freehold

DUNCHURCH
RUGBY
WARWICKSHIRE
CV22 6NS



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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this extended and deceptively spacious three bedroom character cottage with extensive rear garden located on the periphery of this sought after village. The property is of standard brick built construction with a slate tiled roof.

The historic village of Dunchurch offers a comprehensive range of independent stops and stores, restaurants, public houses, primary schools and a village church. There is excellent commuter access to the surrounding M45/M1/A45 & A46 road and motorway networks.

In brief, the accommodation comprises of an entrance lobby, lounge and dining room with feature wood burners, family room, fitted kitchen with breakfast room, ground floor cloakroom/w.c. and a cellar.

To the first floor there are three double bedrooms and a spacious family bathroom fitted with a five-piece white suite.

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

Externally, there is a vehicular access to a shared driveway which in turn leads to a large garage. Off street parking is available within the development opposite the property (parking bay no. 12).

The rear garden extends to approximately 0.25 acres, is laid to lawn and boasts mature wooded areas with specimen trees and shrubs.

Offered for sale with no onward chain, early viewing is considered essential.

Gross internal area: 121m² (1302ft²).

AGENTS NOTES

Local Authority: Rugby Borough Council
Council Tax Band 'E'.
What3Words: ///forget.zips.alone

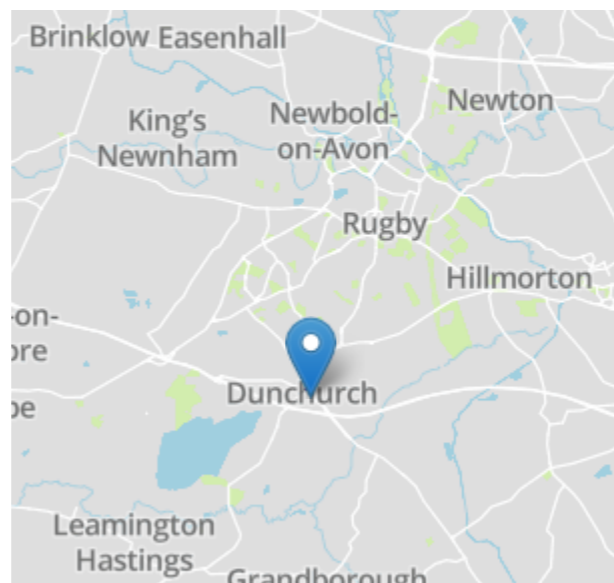
MORTGAGE & LEGAL ADVICE

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 Character Cottage
- Lounge, Dining Room & Family Room
- Fitted Kitchen & Breakfast Area
- Cloakroom/W.C.
- Spacious First Floor Bathroom with White Suite
- Upvc Double Glazing, Gas Fired Central Heating to Radiators
- Parking & Garage, Extensive Rear Garden
- No Onward Chain, Early Viewing is Advised



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	52	
(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 Lobby

6' 10" x 3' 3" (2.08m x 0.99m)

Lounge

13' 0" x 11' 9" (3.96m x 3.58m)

Dining Room

12' 0" x 11' 9" (3.66m x 3.58m)

Family Room

20' 0" x 9' 5" (6.10m x 2.87m)

Breakfast Room

7' 3" x 7' 0" (2.21m x 2.13m)

Kitchen

13' 2" x 8' 0" (4.01m x 2.44m)

Cloakroom/W.C.

5' 4" x 3' 2" (1.63m x 0.97m)

Cellar

12' 5" x 11' 4" (3.78m x 3.45m)

First Floor

Landing

12' 0" x 6' 8" (3.66m x 2.03m)

Bedroom One

12' 10" x 11' 8" (3.91m x 3.56m)

Bedroom Two

12' 11" x 10' 6" (3.94m x 3.20m)

Bedroom Three

12' 0" x 8' 5" (3.66m x 2.57m)

Bathroom

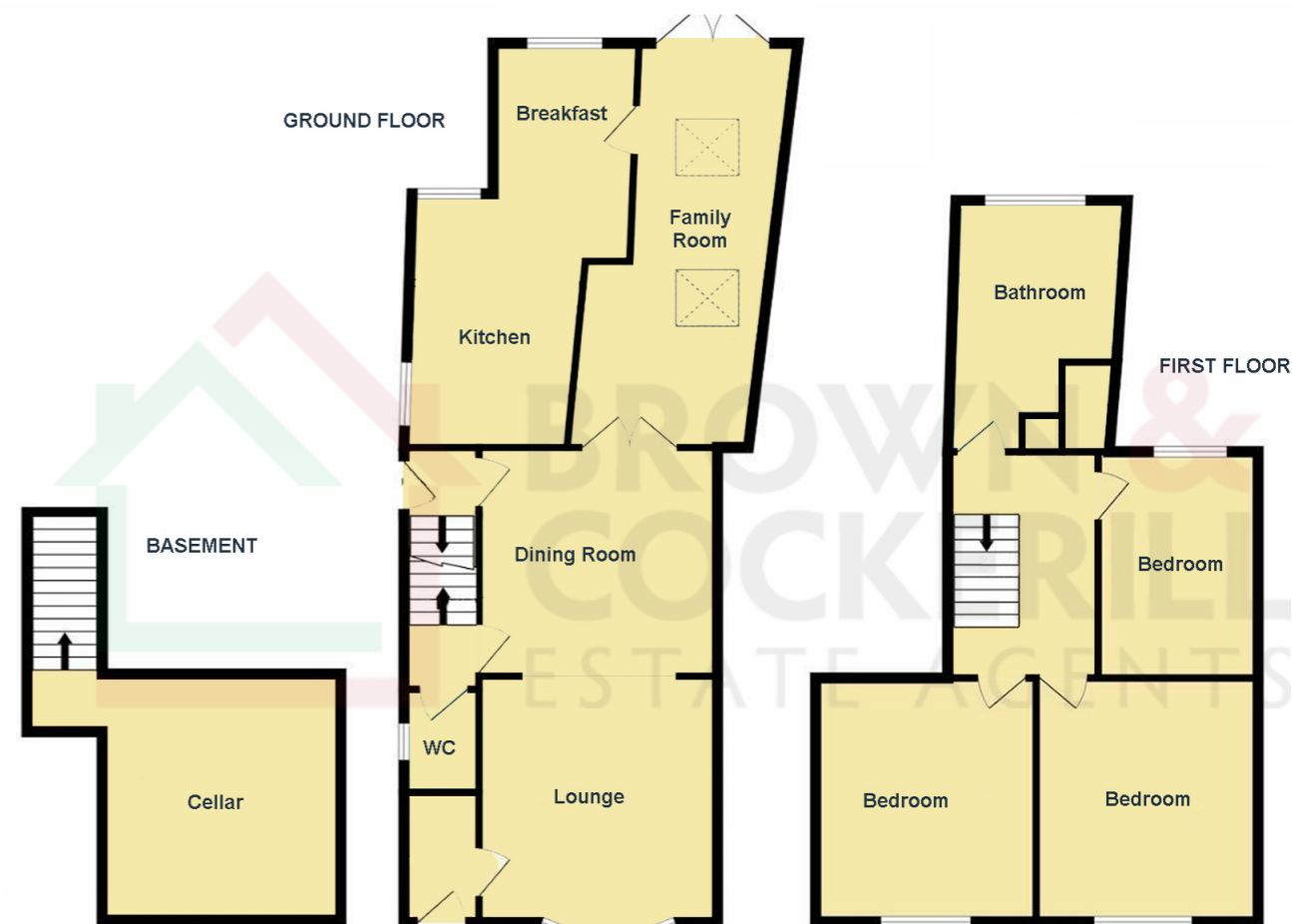
13' 4" x 8' 9" (4.06m x 2.67m)

Externally

Garage

16' 6" x 12' 6" (5.03m x 3.81m)

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.