

4 BIDDULPH TERRACE, MAIN STREET £249,950 Freehold

FRANKTON  
RUGBY  
WARWICKSHIRE  
CV23 9NZ



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## DESCRIPTION

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

Frankton is a picturesque rural village approximately six miles south west of Rugby and seven miles from Leamington Spa and has amenities to include a pre-school nursery, village hall, St Nicholas church and The Friendly Inn public house. There are exceptional countryside views with beautiful walks.

A bus service connects the village to the surrounding towns and villages and there is convenient commuter access to the M45 and A45 road and motorway networks. The nearest railway station is located in Rugby and operates a mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and can be accessed via two front entrance doors. In brief, the accommodation comprises of an entrance hall with stairs rising to the first floor landing with a door off to a good sized lounge/dining room. The lounge/dining room has windows to the front and rear elevations and a door through to the kitchen/breakfast room. The L-shaped kitchen area has a fitted oven, hob with extractor over, space and plumbing for appliances, storage cupboard and there is a pedestrian door giving access to the rear garden. The kitchen has just had new flooring fitted.

To the first floor, the landing has a storage cupboard and doors off to the master bedroom with fitted over stairs storage cupboard and two further well proportioned bedrooms. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over and vanity unit with inset wash hand basin and low level w.c. New carpets have just been fitted to the stairs, landing and bedrooms.

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

Externally, the property is set back from the road behind a grassed bank. The enclosed fore garden is laid to artificial grass with a raised stone ornamental border. The rear garden is enclosed by timber fencing to the boundaries with a patio area to the immediate rear, paved seating area and steps up to the lawned area. The garden enjoys a private aspect and has a paved pathway leading to a timber garden shed.

Early viewing is highly recommended. The property is currently tenanted but will be vacant upon completion and is therefore being offered for sale with no onward chain.

Gross Internal Area: approx. 76 m<sup>2</sup> (818 ft<sup>2</sup>).

"Please note that some images have been digitally enhanced using AI technology to include virtual furnishings and décor. These are provided for illustrative purposes only and do not represent the property's current state or contents."

## AGENTS NOTES

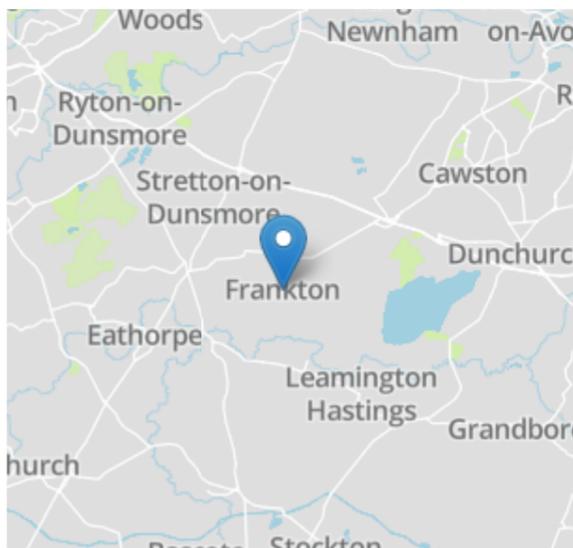
Council Tax Band 'C'.

Estimated Rental Value: £1100 pcm approx.

What3Words: ///jabs.unfit.marzipa

## KEY FEATURES

- **A Three Bedroom Mid Terraced Property**
- **Sought After Picturesque Village Location**
- **Good Sized Lounge/Dining Room**
- **L-Shaped Fitted Kitchen/Breakfast Room with Oven and Hob**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Wooden Framed Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden**
- **New Carpets to Stairs & Bedrooms, New Flooring in Kitchen**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	<b>79</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

3' 9" x 3' 3" (1.14m x 0.99m)

#### Lounge/Dining Room

18' 9" x 12' 10" (5.71m x 3.91m)

#### Fitted Kitchen

18' 11" maximum x 10' 8" (5.77m maximum x 3.25m)

### First Floor

#### Landing

9' 6" x 2' 10" (2.90m x 0.86m)

### Bedroom One

12' 11" maximum x 10' 8" maximum (3.94m maximum x 3.25m maximum)

### Bedroom Two

13' 8" maximum x 9' 1" maximum (4.17m maximum x 2.77m maximum)

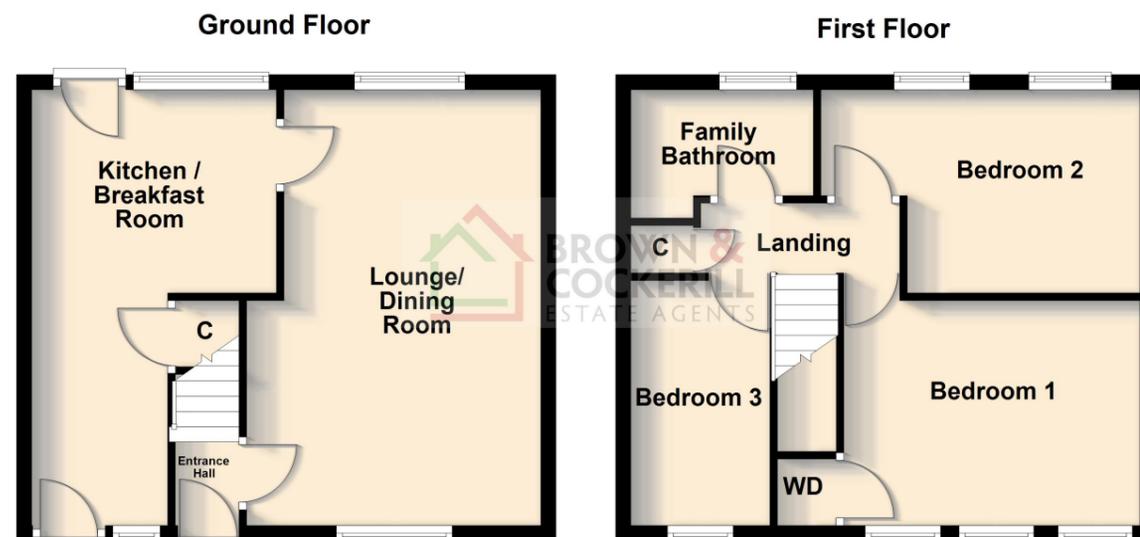
### Bedroom Three

10' 8" x 6' 1" (3.25m x 1.85m)

### Family Bathroom

8' 6" x 5' 3" (2.59m x 1.60m)

## 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.