

6 ST LEONARDS WALK

Offers Over £220,000 Freehold

RYTON ON DUNSMORE
COVENTRY
WARWICKSHIRE
CV8 3FD



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 extended two bedroom mid terraced property located in the sought after village of Ryton on Dunsmore, Coventry. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Ryton on Dunsmore is ideally positioned between Rugby, Coventry and Leamington Spa, each offering a wide variety of shops, restaurants, retail parks and schooling. The village itself offers a range of local amenities to including schools, a village hall, church, takeaway outlets and a Co-Operative food store, all within walking distance.

The property enjoys excellent commuter access to the A45, M6 and M69 road and motorway networks. Coventry railway station is just a 15-minute drive away and Rugby railway station provides a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and door off to an open plan lounge/dining room. The lounge area has a feature fireplace and there are French doors off the dining area, opening into the rear garden. There is a kitchen/breakfast room fitted with a double oven and has a hob with extractor over; integrated microwave and dishwasher with further space for a fridge and freezer and plumbing for an automatic washing machine.

To the first floor; the landing gives access to boarded loft space with a pull down ladder and power and lighting connected. There are two well-proportioned bedrooms and a fully tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower and screen over; vanity unit with inset wash hand basin and low level w.c..

The property benefits from gas fired central heating to radiators via a combination boiler and Upvc double glazing.

Externally, to the front is a gravelled fore garden with a block paved pathway to the front entrance door. The south facing rear garden is enclosed by timber fencing to the boundaries with a rear wooden pedestrian gate giving access to off road parking. The garden is predominantly laid to lawn with a porcelain slabbed patio/seating area, ideal for al fresco dining and entertaining. The garages to the rear can be rented from the council for approximately £45 per month and off road parking is available to the rear of the property.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 76 m² (818 ft²).

AGENTS NOTES

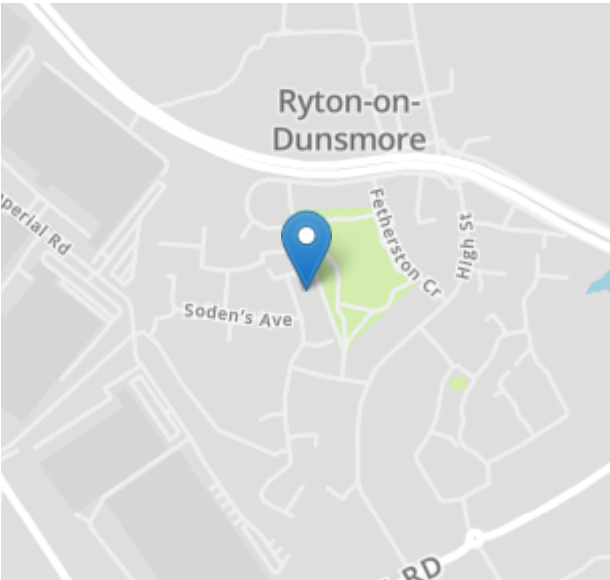
Council Tax Band 'B'.
Estimated Rental Value: £1000 pcm approx.
What3Words: ///third.spilling.available

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 Mid Terraced Property**
- **Sought After Village Location**
- **Lounge/Dining Room with Feature Fireplace and French Doors to Rear Garden**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Fitted Kitchen/Breakfast Room with Oven, Hob and Integrated Appliances**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking to the Rear**
- **Early Viewing is Highly Recommended and 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		
(55-68) D	67	76
(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

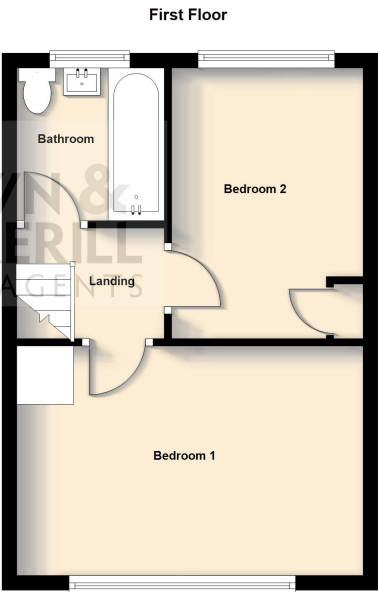
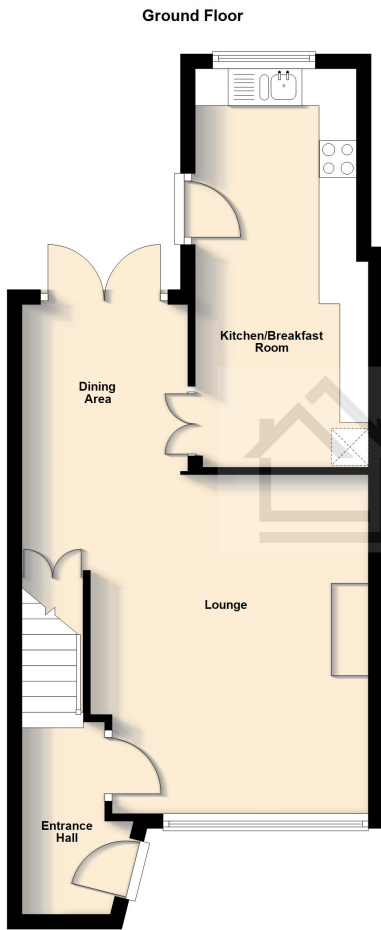
Ground Floor

Entrance Hall
11' 4" x 5' 1" (3.45m x 1.55m)
Open Plan Lounge/Dining Room
Lounge Area: 15' 2" x 11' 11" maximum (4.62m x 3.63m maximum)
Dining Area: 12' 10" x 7' 6" (3.91m x 2.29m)
Kitchen/Breakfast Room
20' 5" x 6' 3" minimum (6.22m x 1.91m minimum)

First Floor

Landing
7' 6" x 6' 2" (2.29m x 1.88m)
Bedroom One
15' 2" x 10' 8" (4.62m x 3.25m)
Bedroom Two
13' 5" x 8' 9" (4.09m x 2.67m)
Family Bathroom
6' 1" x 5' 5" (1.85m x 1.65m)

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.