



## SCHOOL STREET

RUGBY, CV22 6PA

£259,950  
FREEHOLD

This charming two-bedroom, end of terrace cottage, is conveniently located at the heart of the much-loved village of Dunchurch and is adorned with character features throughout. With lots of amenities close by and great potential throughout, this lovely home has much to offer its next owners.

## SCHOOL STREET

- 2 Bedrooms • Garage • Rural Walks Near By • Close To Local Amenities • Character Features • Open Fire • Gas Central Heating • Chain Free



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You are welcomed into the property via the kitchen that is complete with fitted base units, a freestanding range style oven and space for a breakfast table. The kitchen leads to all other downstairs accommodation, including giving access to the utility room.

The utility room provides space for free standing white goods, additional storage space and gives access into the private rear garden.

The lounge is located at the front of the home and benefits from exposed beams and an open fireplace, giving this room a genuinely homely and offering a great haven to relax of an evening.

Leading off the lounge, is the bathroom, currently fitted with a white suite inclusive of a shower over the bath.

Located upstairs, is the generously sized principal bedroom with plenty of space for free standing wardrobes as well offering the benefits of dual aspect windows.

Flowing through the main bedroom, you will find the second bedroom, which is a further good size double room that would also lend itself to the perfect nursery or home office.

Leading outside you will find a private rear garden, laid mainly to lawn with established foliage and fruit trees. The garden which is accessed via a five bar gate is enclosed, peaceful, and ready for a keen gardener to make it their own. Within the garden you will also find a detached garage that is great for storage, however, doesn't have vehicle access. The garden also offers a right of way to the neighbouring property.

This tranquil property is in need of some TLC and would make it's next owners a beautiful home. It further benefits from gas central heating, fantastic road links nearby and country-side walks on its doorstep, this cottage has much to offer its next owners.

Tenure: Freehold

Local Authority: Rugby Borough Council

Council Tax Band: D

EPC: E

This property is in a conservation area.

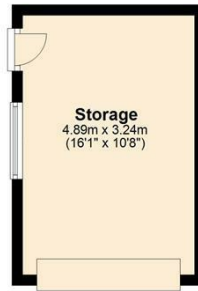


## SCHOOL STREET



**Ground Floor**

Approx. 59.8 sq. metres (643.2 sq. feet)



**First Floor**

Approx. 30.8 sq. metres (331.5 sq. feet)



Total area: approx. 90.5 sq. metres (974.7 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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