

**33 School Street
Wolston
COVENTRY
CV8 3HG**

Guide Price £250,000



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **VILLAGE LOCATION**
- **DOWNSTAIRS W.C.**

- **END OF TERRACE**
- **OFF STREET PARKING**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end terraced property situated in the village of Wolston within close proximity to local amenities and schooling. The property offers spacious and versatile living accommodation set over three floors and benefits from off road parking to the front and an enclosed rear garden. The property is well presented and is offered to the market with no onward chain. In brief the accommodation comprises; separate lounge and dining rooms, kitchen, and utility room / w.c. to the ground floor. To the first floor there are two double bedrooms, with a further bedroom and bathroom to the second floor.

Situated in the highly desirable village of Wolston with local amenities to include; shops, public houses, a post office, doctor's surgery and an excellent primary school. Coventry City centre is 7.5 miles away with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby train station has a high-speed train service to London Euston in approximately 50 minutes.

Accommodation Comprises

Entry via upvc door into:

Dining Room

11'9" x 11'5" (3.60m x 3.50m)

Bay window to front. Feature fireplace with gas fire. Radiator. Glazed door to lounge.

Lounge

15'8" x 11'5" (4.80m x 3.50m)

Window to rear. Feature fireplace with log burner. Built in book case. Radiator. Stairs rising to first floor. Glazed door to kitchen.

Kitchen

9'9" x 6'6" (2.99m x 2.00m)

Fitted with a range of base and wall mounted units with work surface space incorporating a sink and drainer unit with mixer tap over. Gas cooker with extractor over. Space for a fridge/freezer. Window to side. Door to garden. Door to utility room.

Utility / Cloakroom

Space and plumbing for a washing machine. Space for a tumble dryer. Space for a freezer. Window to rear. Radiator. Low level w.c.

First Floor Landing

Stairs rising to second floor. Radiator. Doors off to bedrooms one and two.

Bedroom One

11'9" x 11'5" (3.60m x 3.50m)

Window to front. Radiator. Two built in wardrobes.

Bedroom Two

11'5" x 11'3" (3.50m x 3.44m)

Window to rear. Radiator. Built in wardrobe.

Second Floor Landing

Doors off to bedroom and bathroom.

Bedroom Three

8'5" x 6'8" (2.59m x 2.05m)

Window to front. Feature fireplace. Radiator. Built in storage cupboard.

Bathroom

8'5" x 6'8" (2.59m x 2.05m)

With suite to comprise; 'P' shaped bath with electric shower and shower screen, wash hand basin with vanity unit and low level w.c. Chrome heated towel rail. Skylight window to rear. Door to eaves storage. Airing cupboard housing wall mounted boiler.

Front Garden

Laid to paving and stones providing off road parking for one car. Brick wall and hedge to side boundaries.

Rear Garden

Mainly laid to lawn. Patio area with trellis. Pathway leading to timber shed. Timber fencing to boundaries. Shared side pathway providing neighbour bin access.

Agents Note

Local Authority: Rugby

Council Tax Band: C

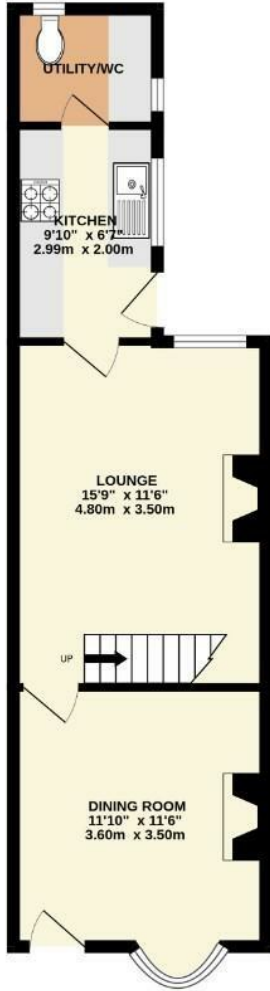
Energy Efficiency Rating: E



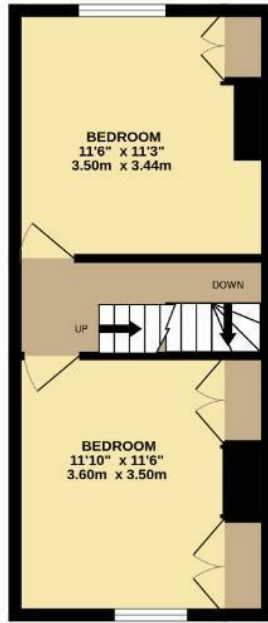




GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.