



**2 Bed  
Cottage  
located in Princethorpe**

2 Coventry Road  
Princethorpe  
Rugby  
CV23 9QF

Price Guide £235,000

  
**MARGETTS**  
ESTABLISHED 1806

Known as Penrose Cottage, nestled on the edge of this popular village, with open views to both the front, and the rear, this terraced house requires some updating and improving and is offered with no upward chain.

Double glazed front door opens into entrance vestibule with wall light

#### FRONT LIVING ROOM

15'10" max x 12'11" max

with double glazed window to the front and door to under stairs storage cupboard. Closed brick fireplace, wiring for two wall lights and telephone connection point.

#### KITCHEN REAR

12'3" max x 6'11"

with work surfacing including a one and 1/4 bowl sink unit with mixer tap and drainer, basin is beneath and eyelevel wall cupboards, space for appliances and plumbing for washing machine. Radiator and window with double glazed door to the rear garden.

Door opens to

Staircase rising to the first floor landing with electric night storage heater.

#### BEDROOM ONE (FRONT)

12'10" x 9'2" max

with fire setting and double glazed window affording attractive views to the front.

#### BEDROOM TWO (FRONT)

8'8" x 6'1"

with double glazed window to the front.

#### BATHROOM

has a white suite with panel bath, wash hand basin, low-level WC. separate tiled shower cubicle, double glazed window with far-reaching views to the rear and door opening to under stairs airing cupboard with hot water tank.

Staircase rises to the

#### ATTIC

14'10" x 10'4" partly under eaves

with double glazed window to the front.

#### OUTSIDE

To the rear there is a paved patio with shaped lawn beyond.

#### BRICK GARDEN STORE

#### GENERAL INFORMATION

We believe the property to be freehold and understand mains water and electric are connected. These details are to be confirmed.

Viewings are strictly by prior appointment through the agents.

Council Tax Band C.

Local Authority - Warwick District Council.



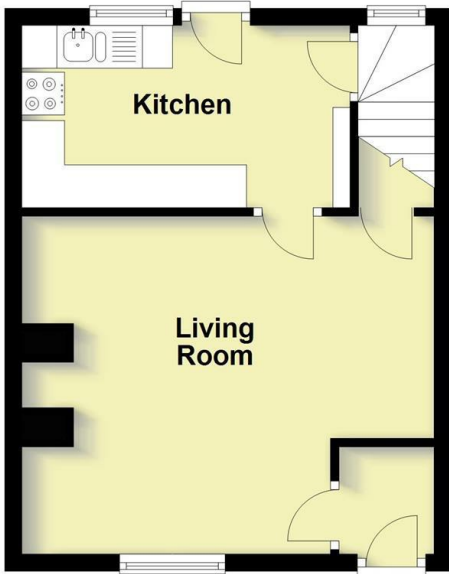
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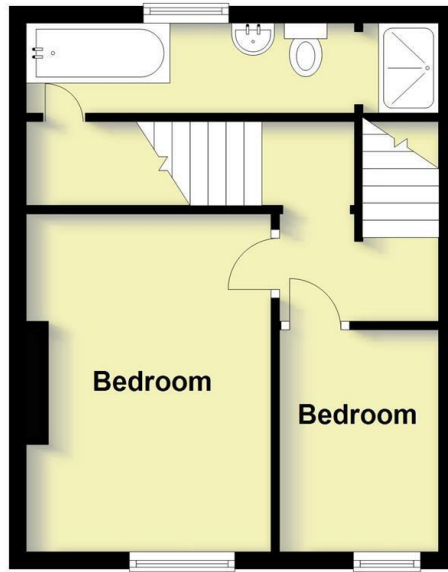
### Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



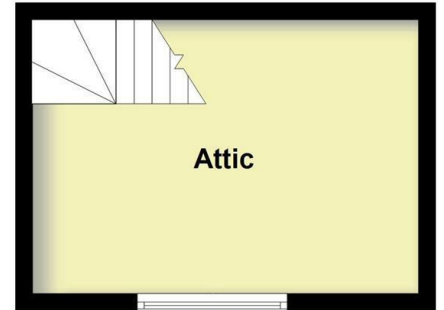
### First Floor

Approx. 29.4 sq. metres (317.0 sq. feet)



### Second Floor

Approx. 14.4 sq. metres (155.4 sq. feet)



Total area: approx. 73.5 sq. metres (790.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>82</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  | <b>18</b>               |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

### DIRECTIONS

### CONTACT

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