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Church Street, Clifton Upon Dunsmore
Guide Price £180,000

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Church Street, Clifton Upon Dunsmore, Rugby

Nestled in the charming village of Clifton Upon Dunsmore, this delightful terraced cottage on Church Street offers a perfect blend of character and modern living. With one inviting reception room, this property exudes warmth and comfort, making it an ideal retreat for individuals or couples seeking a peaceful abode. The cottage features a well-appointed bedroom, providing a serene space for relaxation. The bathroom is thoughtfully designed, ensuring convenience and functionality for everyday living. One of the features of this property is its lovely courtyard garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate your plants or simply unwind in the fresh air, this private space will surely enhance your living experience. Situated in a picturesque village, the cottage benefits from a sense of community while still conveniently close to Rugby's amenities. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home. This character cottage is a rare find, combining traditional charm with modern comforts in a sought-after location. If you are looking for a quaint and inviting home, this property is not to be missed.

Lounge 15'8" x 11'10" (4.80 x 3.62)

Entered via solid wood ledge and brace door. Radiator. Chimney recess. Wall light points. Gas meter. Double-glazed window to front. Staircase to first floor.

Kitchen 12'2" x 6'1" (3.71 x 1.86)

Range of base-fitted cupboards and drawers. Space for slot in cooker. Extractor fan. Plumbing for an automatic washing machine. Tiled splash areas. Window to rear. Small breakfast bar. Door to rear courtyard.

First Floor Landing

Ledge and brace doors to

Bedroom One 12'0" x 9'4" (3.67 x 2.86)

Walk-in cupboard. Original fire surround. Radiator. Double glazed window to front.



Bathroom

Low flush WC. Wash hand basin. The paneled bath has a shower over it and a glazed screen. Tiled splash areas. Window to rear. Wall-mounted gas boiler which serves domestic hot water and radiators throughout.

Courtyard

There is shared pedestrian access across the rear of this property for neighboring properties' refuse.

Outbuilding

Brick-built store ideal for Bikes / Garden furniture etc. One blue door store with window.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

About Clifton

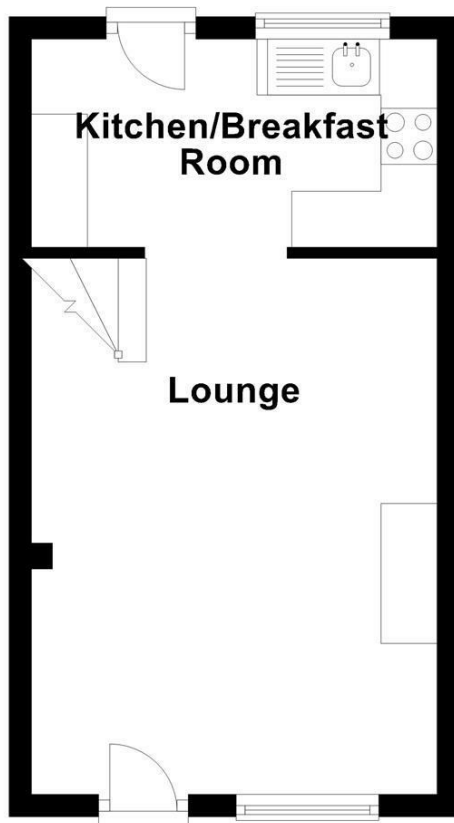
The area around Clifton was settled during Roman times; around one and a half miles north of Clifton is the former Roman town of Tripontium. The area around Clifton has been suggested as a possible location of the Defeat of Boudica. The name of the village likely derives from 'Cliffe' in Old English signifying rocky ground, and 'Dunsmore' on top of a hill. In the centre of the village are small shops, St Mary's Church (whose registers date back to 1594), and the Bull Inn public house, which was originally a farmhouse, and according to a plaque on the entrance it was built in 1598 and became a public house in 1825. There were rooms for travelers and stables for their horses, some evidence of which still survives. There was formerly a second public house, the



Red Lion, which was converted to cottages, and the Townsend Memorial Hall in the late 19th century.



Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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