



Oxford Road, Marton

CV23 9RG

In Excess of £220,000



## Oxford Road

Marston, Rugby, CV23 9RG

PRICED TO SELL - REDUCED £55,000! This beautiful, quaint, thatched cottage is steeped in history. Stepping inside, the charm and character of this home is immediately evident. The property boasts two bedrooms and an allocated parking space, convenience is key. Located within the heart of the village of Marston providing easy access to all amenities. Property is being offered for sale with no onward chain. Ideal for all purchasers; commuters, first time buyers, retirees and investors.

The property can be accessed via the resident's car park to the rear or via pedestrian access through a passageway located between this property and a neighbouring property which leads to the rear. There is a secure gate and wrought iron railings enclosing the rear garden. The property uses the rear entrance door as the main door.

The rear entrance door has a step down, visitors are greeted in the kitchen. The kitchen is well designed having plenty of cupboard space aiding in keeping the worktops clear. Being fully fitted with modern appliances and having everything at your fingertips makes this kitchen a culinary haven for those that love to cook. Off here a door leads to the downstairs bathroom with a further door that takes you into the living dining room.



The living dining room reminds you of the age of the property; boasting exposed beams, wall panelling, original doors and an open fireplace. There is ample space to accommodate a dining table for entertaining. You can really imagine curling up on the sofa on a cold winters night staring into the open fire watching the flames dance and then reduce down to glowing embers. A door carries on through to the hallway.

Back into the kitchen, the family bathroom is located off with a step up. Being fitted with a bath having shower over and a wash hand basin and a further door enters the W/C. With some redesigning and removing of the internal wall this would provide space enough to refit the bathroom and incorporate a bath and walk-in shower.

Leading from the living dining room is the hallway with a staircase leading upstairs, the floor is laid with original quarry tiles, there are built in cupboards and bookcases offering invaluable storage and an understairs cupboard to stow away the Hoover and ironing board.

Upstairs you will find two bedrooms; double and single sized bedrooms. The master bedroom is located to the rear and has beautiful hand-built wardrobes fitted to one wall. There are paddle stairs leading up to the loft area. The loft area offers a versatile office/loft room, a flexible space that can be tailored to your specific needs.





The outdoor space of this delightful cottage is a true gem. The south-west facing rear courtyard garden is a haven of tranquillity, providing a sun-drenched escape for those warm summer days. The low-maintenance design ensures that your relaxation time is maximised away from the hustle and bustle of every-day life, unwind with a good book and your favourite cocktail.

With no chain, this property is ready to be a home sweet home for its new owners.

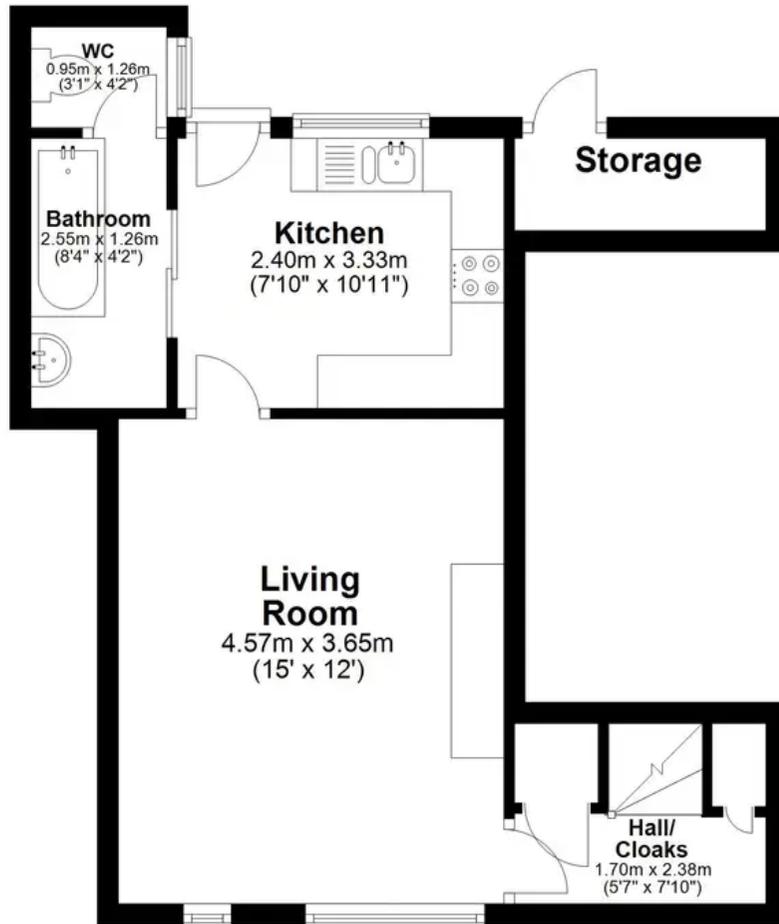
Marton offers an appealing blend of modern convenience and old-world charm, making it a fantastic location for families, professionals and anyone seeking harmonious balance between urban amenities and a close-knit community.

Don't miss your opportunity to call this enchanting home your own. Contact us today to arrange a viewing and discover the possibilities that await.

- Grade II Listed Cottage
- Lounge Dining Room
- Fully Fitted Kitchen
- Office / Loft Room
- Allocated Parking
- South West Facing Rear Garden
- No Chain

## Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



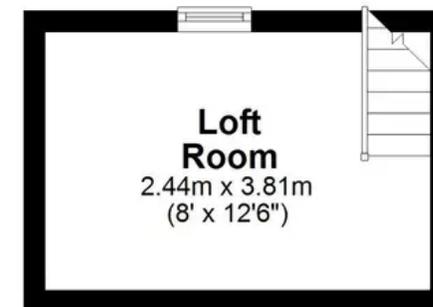
## First Floor

Approx. 19.1 sq. metres (205.6 sq. feet)



## Second Floor

Approx. 8.9 sq. metres (95.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.





## Natalie Christopher Estate Agents

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