



£1,300 pcm

4 Bedroom Terraced House to rent
24 Bulkington Road, Wolvey



EweMove
SALES AND LETTINGS



Overview

Material Information*

Tenure: Freehold

Parking: On street only (no restrictions)

Rights & Easements: There is a gated right of access through one neighbouring garden to access the garden of 24.

Council: Rugby Borough Council / Wolvey Parish Council

Tax Band: C

Construction: Brick & Timber (assumed)

Key Features

- 4 Double Bedrooms
- 2 Reception Rooms plus Kitchen
- Bathroom with Bath & Separate Shower Enclosure
- Downstairs WC
- Generous, Private, East Facing Rear Garden
- Countryside Views to the Front
- Rural Location
- Short Walk to Good Local Primary School and Park
- Call NOW 24/7 or book instantly online to View
- ASK TO SEE THE VIDEO TOUR!





ASK TO SEE THE VIDEO TOUR! An excellent, large, country cottage style mid terraced property with 4 double bedrooms, bathroom, separate WC, additional downstairs WC, 2 reception rooms, kitchen with pantry and both front and rear gardens plus ample street parking.

You enter the property through a lovely, well established front garden and 2 doorways into the entrance hall or kitchen. The entrance hall has stairs to the first floor and access to both lounge and dining room. To the left of the entrance hall is the dual aspect lounge, with lattice leaded windows to the front aspect and French doors onto the rear garden plus a gas fire and small storage cupboard. To the right of the entrance hall is the dining room, formerly the kitchen this has a wonderful, decorative antique fireplace oven plus a walk in pantry with window and a small meter / storage cupboard. Again, this room is dual aspect with windows to both front and rear. The country kitchen has an excellent range of oak effect wall and base units and a number of integrated appliances including dishwasher, washing machine, under counter fridge, under counter freezer and a large electric range cooker. There are stable doors to both front and rear gardens and there is also a useful downstairs WC.



To the first floor there are 4 double bedrooms, 3 to the front with countryside views and the smallest to the rear. The generous bathroom has both a bath and a separate shower enclosure and adjacent to this is a separate WC with basin, useful for a busy household. Outside, to the rear, is a substantial and private East facing rear garden with lawned and paved areas and 2 metal sheds. There is gated access to the front of the property via a right of access across the neighbouring property. The established front garden with lawn is also gated.

Wolvey is a thriving community with several local groups and organisations which serve the village. It has a doctor's surgery, a general store with a post

office, a primary school and three pubs. There is the wetland nature reserve (which is owned and maintained by the parish council) and Wolvey playing field which is managed as a trust and boasts a sports field, pavilion and children's play area. Wolvey also has a cricket club, bowling club, golf club and driving range and a number of working farms and fisheries. The village is situated on the Warwickshire and Leicestershire border with good access to motorways and the A5. It is surrounded by open countryside with many lovely walks on the doorstep. Wolvey is a lovely place to live and explore.

This property benefits from wooden double glazing and gas central heating throughout, with combi boiler, an average energy efficiency of 73 (Grade C) and ample on street parking. Council Tax Band C is currently £2110.63 per annum for this parish. Apologies, no smokers but well behaved pets may be considered.

Entrance Hall

6' 11" x 5' 8" (2.13m x 1.75m)

Small entrance hall with stairs to the first floor, access to the lounge and dining room and new carpet.

Lounge

17' 5" x 12' 3" (5.33m x 3.74m)

Dual aspect lounge with gas fire and new carpet. French doors open onto the rear garden and lattice leaded double glazed wooden windows to the front aspect.

Dining Room

17' 5" x 11' 0" (5.33m x 3.37m)

Dual aspect dining room with decorative original antique fireplace oven (formerly the kitchen). Walk in pantry with shelving and window plus additional storage cupboard with consumer unit and electric meter. Laminate wooden flooring. Lattice leaded double glazed wooden windows to the front aspect.

Kitchen

17' 5" x 7' 10" (5.33m x 2.39m)

Country kitchen with oak style wall and base units. Integral appliances include dishwasher, washing machine, under counter fridge and freezer plus large electric range cooker. Combi boiler. Laminated wooden flooring. Stable doors to both front and rear.

WC

4' 6" x 3' 10" (1.39m x 1.18m)

Low level WC and hand basin. Laminate wooden flooring. Lattice leaded double glazed wooden windows to the front aspect.

Bedroom 1

12' 11" x 11' 3" (3.95m x 3.44m)

Generous double bedroom with storage cupboard. Lattice leaded double glazed wooden windows to the front aspect with views of open countryside.

Bedroom 2

11' 3" x 9' 8" (3.45m x 2.96m)

Double bedroom with lattice leaded double glazed wooden windows to the front aspect and views of open countryside.

Bedroom 3

12' 3" x 9' 2" (3.75m x 2.81m)

Double bedroom with storage cupboard and lattice leaded double glazed wooden windows to the front aspect with views of open countryside.

Bedroom 4

9' 3" x 8' 0" (2.82m x 2.44m)

Double bedroom with double glazed wooden windows to the rear aspect.

Bathroom

5' 10" x 5' 1" (1.79m x 1.56m)

Fully tiled with both bath and separate shower enclosure. Frosted double glazed wooden windows to the rear aspect.

WC

7' 4" x 2' 9" (2.25m x 0.84m)

Separate WC & hand basin with vanity unit. Frosted double glazed wooden windows to the rear aspect.

Rear Garden

45' 11" x 34' 5" (14.00m x 10.50m)

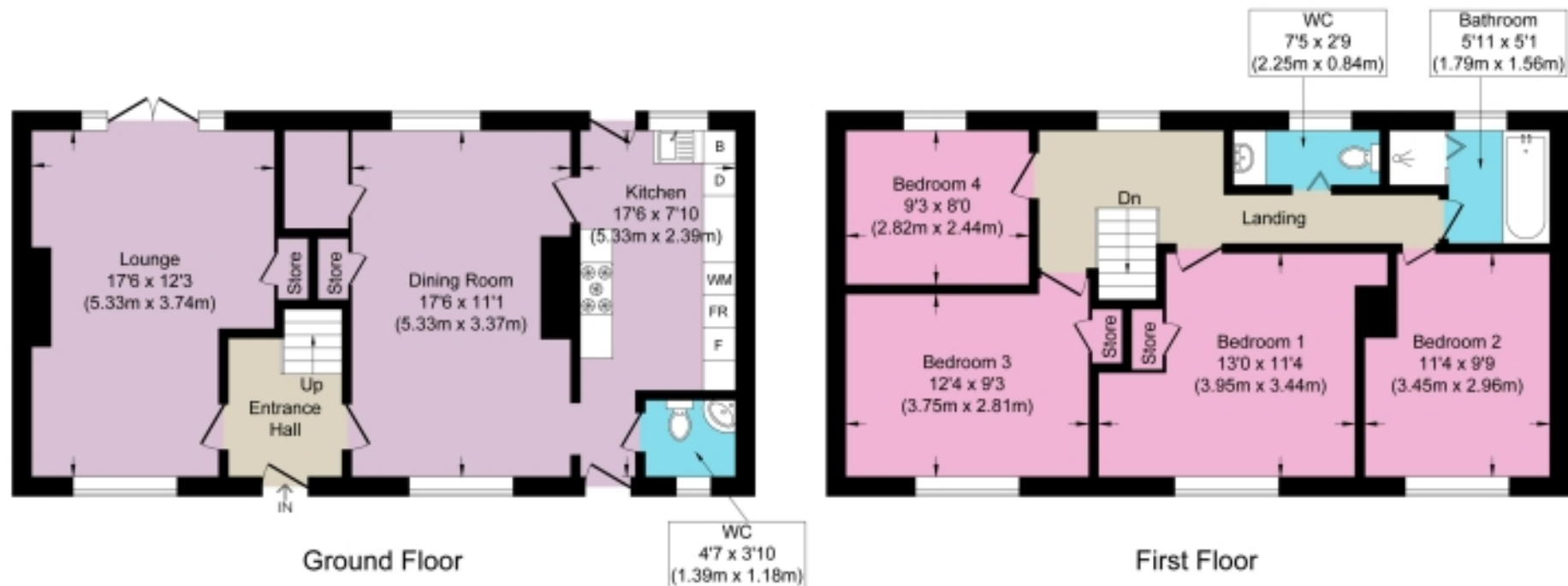
Extensive rear garden with lawn, established borders, large side patio, 2 metal sheds plus coal bunker store. There is a right of access across the neighbouring garden to access the front if required but no right of access across this property.

Front Garden

34' 5" x 18' 0" (10.50m x 5.50m)

Established gated frontage with lawns and established planting including a stunning climbing rose.

Floorplans

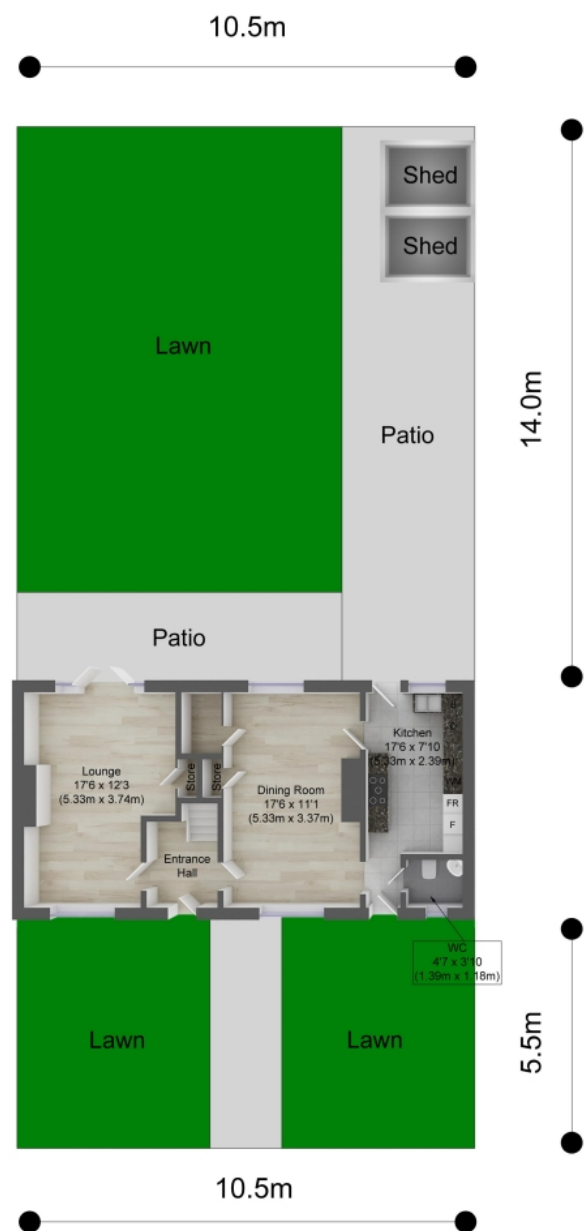


24 Bulkington, Road

Approximate Gross Internal Area = 115.55 sq m / 1243.77 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplans



Site Plan

24 Bulkington, Road

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Floorplans



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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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