

FLECKNOE FIELDS FARM, RUGBY CV23 8AZ



- **Modern Barn Conversion**
 - **2 Bedrooms**
- **Kitchen With Integrated Appliances**
 - **Modern Bathroom**
- **Parking**
- **Additional Storage Room**
- **Under Floor Geo Thermal Heating**
 - **Private Garden**

2 BEDROOMS

£1,150

Lovely, modern Barn conversion, in semi rural location.

Renovated to a high standard, this cosy barn conversion offers a spacious kitchen /diner, with integrated appliances, a living room with high ceiling, exposed beams and plenty of natural light, a modern bathroom with bath and separate shower & two double bedrooms. Geo Thermal underfloor heating throughout. Outside there is garage parking a private garden and an additional store room, with views of open countryside.

Viewing strongly recommended! Immediately available.

NO PETS PERMITTED

Exterior & Garden

Kitchen / Diner

Living Room

Bathroom

Bedroom 1

Bedroom 2

Garage

Store Room



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