

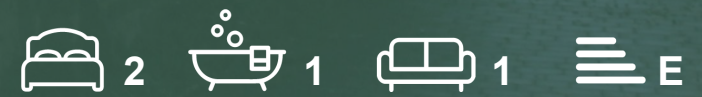
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GODFREY-PAYTON  
CHARTERED SURVEYORS



21 Lutterworth Road  
Rugby, CV23 0LJ

Guide price £217,500





# 21 Lutterworth Road

Brinklow, Rugby, CV23 0LJ

\*\*\*\*\*A superb purchase price for FTB or Investor with a view to 'Buy 2 Let'\*\*\*\*\*

Situated on the fringe of the charming north Warwickshire village of Brinklow, stands this two bedroom traditional mid terraced which requires some refurbishment and updating which once completed, will provide a superb home within a sought-after village setting. A prospective purchaser will enjoy versatile accommodation and benefiting from allocated parking accompanied by mature rear garden. The property further benefits from 'No Chain' and having easy access to all local village amenities and popular transport links to the immediate area, whilst the vast array of commerce and shopping facilities in Coventry and Rugby city centers flanking the village to either side of the county.

## Approach

Set back behind a canopy covered front entrance with steps rising to the traditional front door, which allows access to the main accommodation.

## Sitting Room

Having laminate flooring extending to a traditional style fireplace with raised hearth and open grate, bay window with feature circular picture window, further window to side elevation, three wall light points, Dimplex 'Quantum' storage heater. A doorway offers access to staircase rising to first floor and interconnecting door to:

## Kitchen

Offering a range of base storage units with roll top work surfacing over with fitted sink unit, walk-in under stairs storage cupboard, Dimplex 'Quantum' storage heater, window to side elevation and interconnecting door to:

## Downstairs Bathroom

Having a white suite which comprises, panelled bath with shower unit over, low flush WC, pedestal wash hand basin, Dimplex 'Quantum' night storage heater and obscure glazed window.

Adjoining the kitchen access can be gained to:

## Conservatory/Utility

Having double glazed windows to one side, polycarbonate roofing, power and plumbing.

## First Floor

### Bedroom One

Having dual aspect views with bay window to front elevation, feature cast iron fireplace, recessed fitted wardrobe, Dimplex 'Quantum' storage heater.

### Bedroom Two

Offering dual aspect views, Dimplex 'Quantum' night storage heater and access can be gained to an adjacent washroom which provides a low flush WC, wash hand basin with cupboard beneath.

## Enclosed Rear Garden

Having gated entry with inset laid lawn with paved pathway, perimeter fencing and mature hedgerow boundaries.

## Parking

Adjacent to the rear garden we understand that the property benefits from two parking allocated space areas. (A prospective purchaser should check this information with their legal representative before proceeding with the purchase).

## Services

We understand all main services are connected to the property except gas. Part of the electric heating is provided by 'Dimplex Quantum' night storage heating which were installed approximately 4 years ago, and provide maximum heat supply when required.

## Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property is sold with vacant possession.

## Energy Performance Certificate

A copy of the EPC can be downloaded from [www.epcregister.com](http://www.epcregister.com)

## Local Authority

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

## NB

In accordance with the estate Agency Act 1979, we hereby declare that this property is offered for sale by a member of staff employed by Godfrey-Payton.

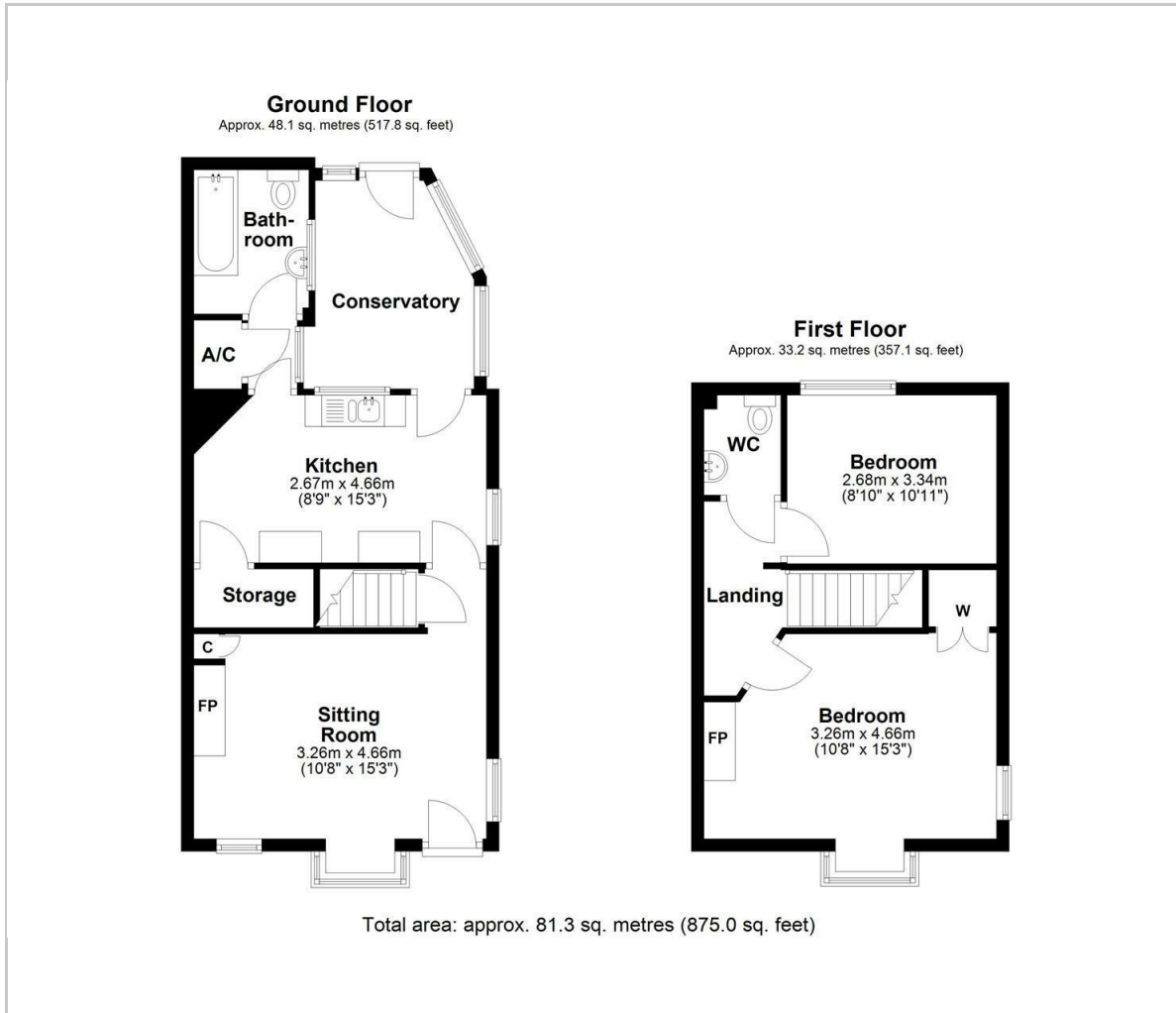








## Floor Plan



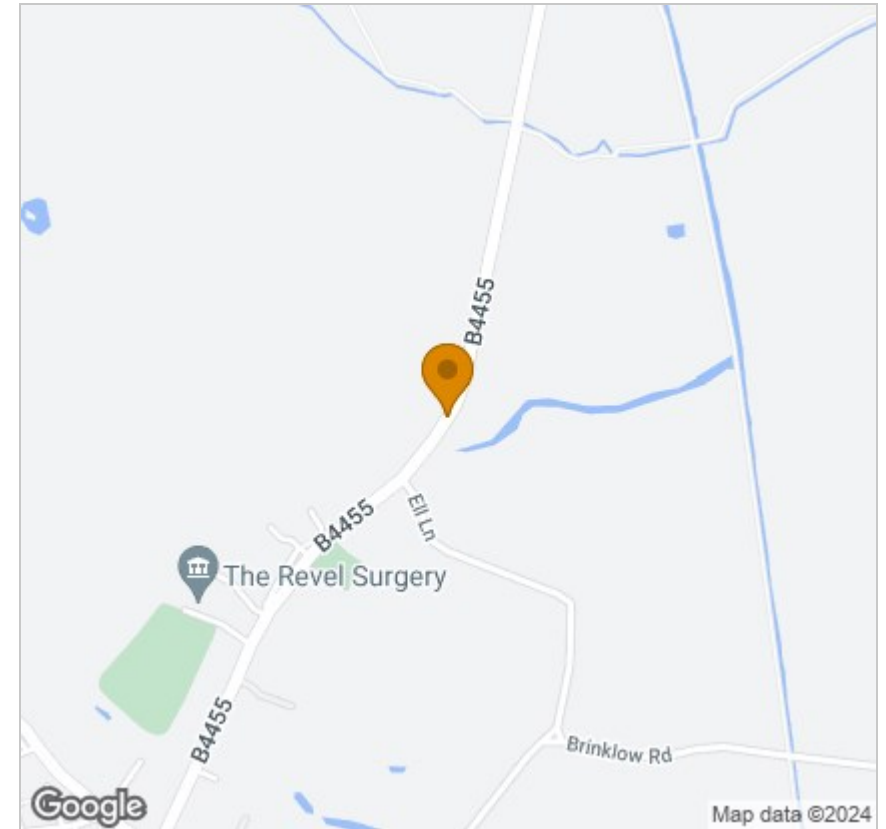
## Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

