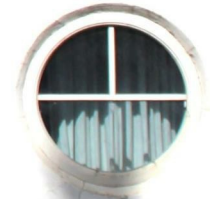


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GODFREY-PAYTON  
CHARTERED SURVEYORS



19 Lutterworth Road  
Brinklow, CV23 0LR  
Guide price £195,000

gp GODFREY-PAYTON  
CHARTERED SURVEYORS  
**FOR SALE**  
01926 492511



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# 19 Lutterworth Road

, Brinklow, CV23 0LR

\*\*\*\*A RECENT REDUCTION AND A SUPERB PURCHASE FOR A FTB OR INVESTOR. Immediate viewing available and highly recommended\*\*\*\*

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 throughout with some traditional features, 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 flank the village to either side of the county.

## Approach

The property sits back from the pavement behind a recessed canopy covered front entrance with partially glazed door allowing access to the main accommodation;

## Entrance Lobby

Having staircase rising to the first floor and panel glazed double doors extending through to;

## Sitting Room

This delightful main reception room boasts a central feature fire place with open grate and raised hearth, bay window to front elevation, 'Dimplex Quantum' electric wall heater, beams to ceiling and interconnecting door to;

## Kitchen/Dining Room

Having fitted base units to one side with roll top work surfacing, fitted sink unit with tiled splash back, quarry tiled flooring, 'Dimplex Quantum' electric wall heater, beams to ceiling and door to inner lobby area with adjoining;

## Bathroom

Offering a white suite which requires modernization and updating, but currently comprises paneled bath with shower unit over and glazed shower screen, low flush WC, pedestal wash hand basin, frosted double glazed window to rear elevation.

## First Floor

Having hatch access to loft space and steps rising to:

## Bedroom One

Benefitting from fitted cupboards to either side, feature fireplace, low level bay window to front elevation and 'Dimplex Quantum' wall mounted electric heater.

## Bedroom Two

Having natural wood flooring , wall mounted 'Dimplex Quantum' electric wall heater and double glazed window overlooking the rear garden and parking area.

## Outside/Rear Garden

Adjoining the rear of the property is a lean-to conservatory which offers plumbing for a domestic appliance. Beyond the parking area is a mature garden with parameter fencing.

## Parking

We understand the property comes with allocated parking situated between the shared driveway and rear garden.

## Services

We understand all main services are connected to the property except gas. A majority of the electric heating is provided by 'Dimplex Quantum' night storage heaters which were installed approximately 4 years ago. The heaters are primarily night storage 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 down loaded from [www.epcregister.com](http://www.epcregister.com)

## 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 of Market Harborough.

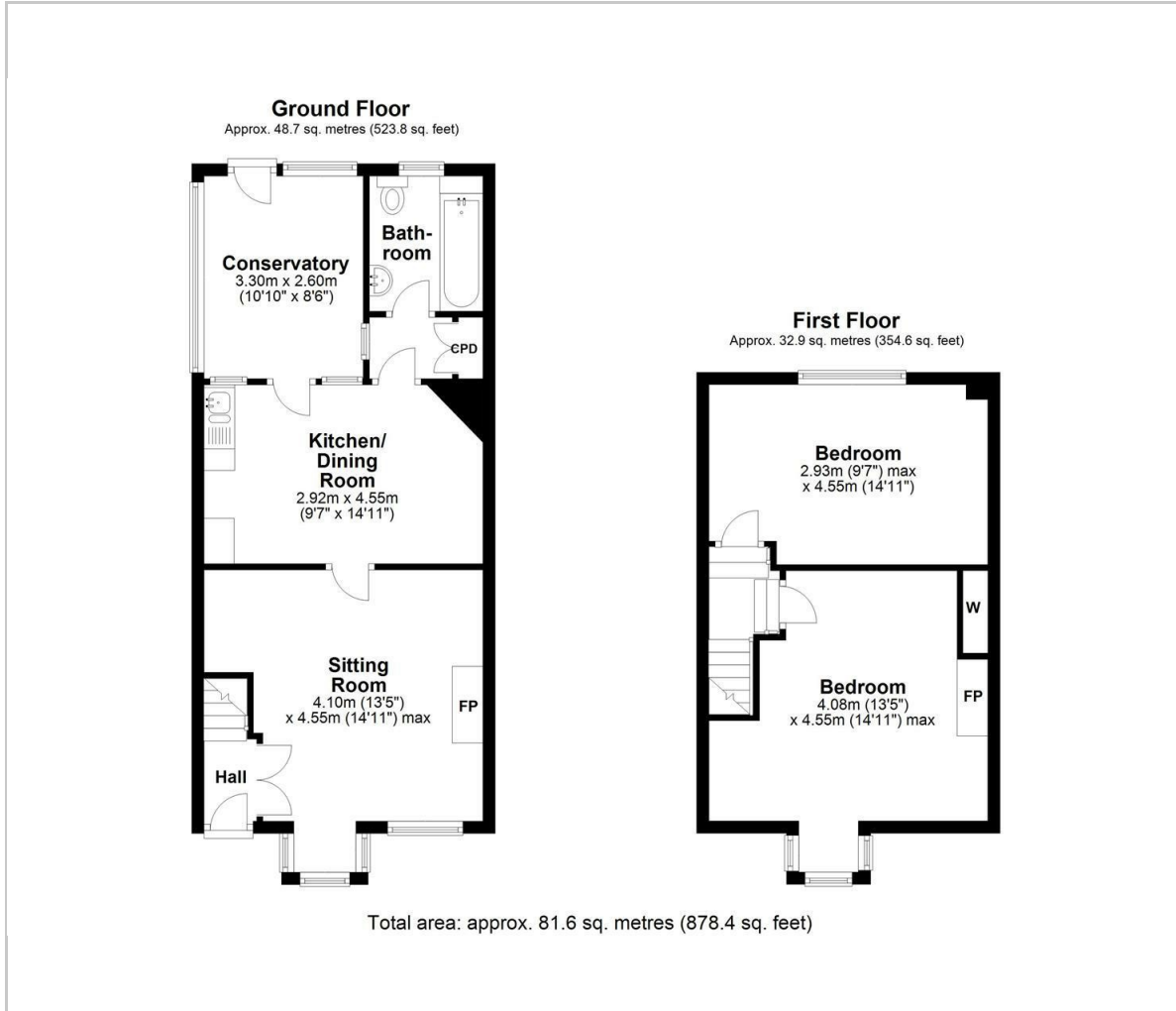
## Local Authority

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





## Floor Plan



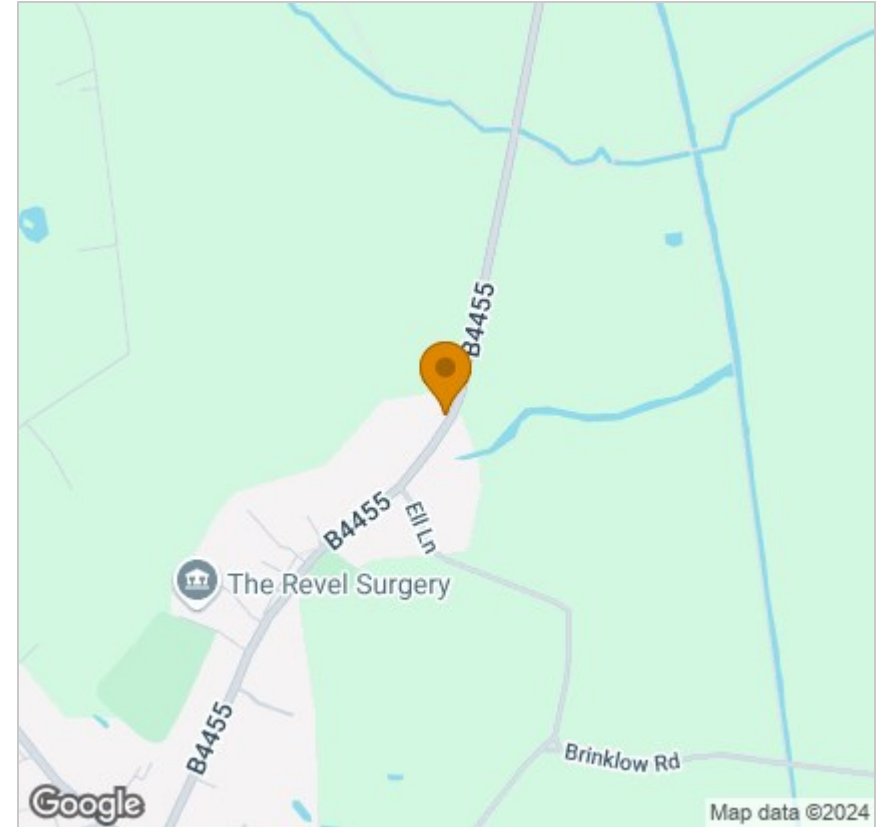
## Viewing

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.

25 High Street, Warwick, Warwickshire, CV34 4BB  
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## Area Map



## Energy Efficiency Graph

