



MAIN STREET

RUGBY, CV23 9NZ

GUIDE PRICE £360,000
FREEHOLD

Set within the well-connected rural village of Frankton, this spacious and versatile four-bedroom end-of-terrace home offers a wonderful opportunity for a range of buyers. With a selection of local amenities, sought after schools and excellent road links nearby, this attractive property has much to offer its next owners.

MAIN STREET

• Workshop • Gated Offroad Parking • 4

Bedrooms • Separate Dining

Room • Garage • Guest W/C • En Suite To Main

Bedroom • Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway, providing access to all other rooms within the home.

-Stretching across the depth of the property, the lounge is flooded with natural light thanks to its dual-aspect windows. The room is further enhanced by a log burner, creating a warm and inviting atmosphere with a homely feel.

-Situated at the rear of the home, the kitchen is fitted with a range of wall and base units, complemented by an integrated Rangemaster-style oven and freestanding space for additional white goods. A door provides direct access to the rear garden.

-At the front of the property, you will find a versatile separate dining room, featuring French doors providing access to the front garden. This flexible space could also lend itself perfectly to use as a home office, nursery or additional reception room.

-The downstairs accommodation also benefits from internal access to the garage, along with the added convenience of a guest WC.

First Floor:

-The main bedroom is a generously proportioned double room situated at the front of the home, offering ample space and comfort. The room is further complemented by a sizeable en-suite shower room.

-Bedrooms two and three are both well-proportioned double rooms, offering excellent space and versatility for family members, guests or additional living requirements.

-Bedroom four is a well-proportioned single room, offering excellent versatility and lending itself perfectly to use as a home office, nursery or additional bedroom.

-The family bathroom is conveniently located close to all three bedrooms and is finished with a tiled suite, comprising a bath, wash hand basin and WC.

Garden, Exterior and Further Property Information:

-Externally, the home benefits from a sizeable rear garden, offering excellent potential and providing the perfect enclosed space to relax and enjoy throughout the summer months. The garden also benefits from gated access, providing secure off-road parking.

-The property also benefits from a front garden, along with a versatile brick-built workshop, which would lend itself perfectly to storage or a range of work-from-home projects. Further benefits include a garage with power and lighting, gas central heating and double glazing throughout.

Important Property Information:

Tenure: Freehold

Council Tax Band: D

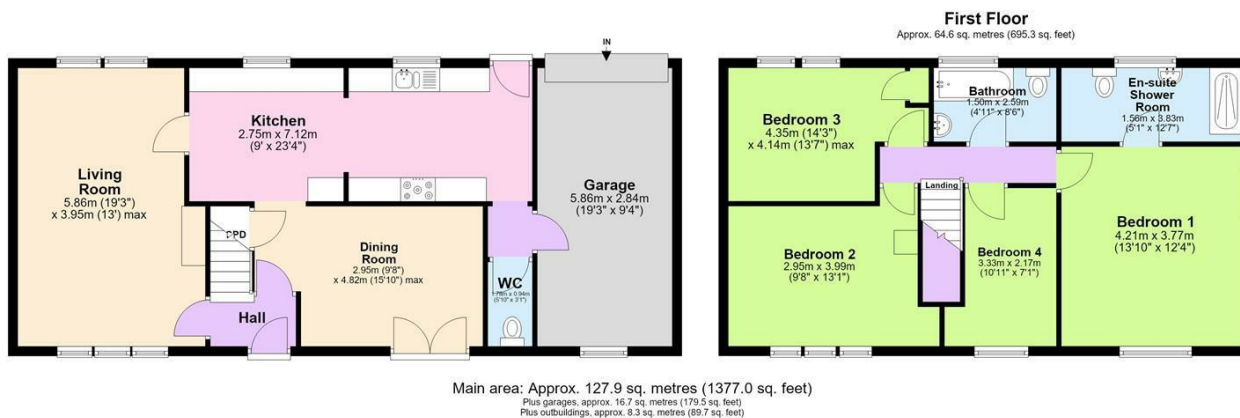
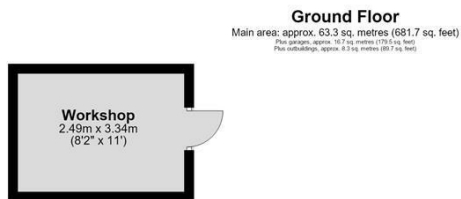
Local Authority: Rugby Borough Council

EPC: D



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*This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		9
(81-91) B		
(69-80) C		59
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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