



CARTER
OLIVER
LETTINGS

79 Broad Street, Brinklow
£1,495 pcm





79 Broad Street

Brinklow, Rugby

Beautifully presented 3-bed end terrace with modern kitchen, spacious light-filled rooms, exposed beams, and fireplace. Close to amenities, schools, and transport links. Ideal for families or professionals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 LARGE DOUBLE BEDROOMS
- EASY ACCESS TO UHCW - TRANSPORT ROAD LINKS AND RUGBY RAILWAY STATION
- LOCATED IN THE HEART OF BRINKLOW VILLAGE
- NEWLY RENOVATED THROUGHOUT
- FEATURE BRICK FIREPLACE IN THE LOUNGE
- SEPARATE DINING ROOM
- LARGE FAMILY BATHROOM
- SMALL REAR GARDEN
- 1 MINUTE WALK TO LARGE GREEN SPACE AND PLAY PARK WITH TENNIS COURTS
- ALL AMENITIES IN WALKING DISTANCE





RECEPTION 1 - Lounge

13' 0" x 12' 3" (3.96m x 3.74m)

A characterful lounge featuring exposed ceiling beams and an impressive exposed brick fireplace, creating a fantastic focal point within the room. Wood-effect flooring runs throughout, while neutral décor keeps the space bright and versatile. There is a front-facing window providing natural light and a traditional timber door adding to the cottage-style character.

RECEPTION 2 - Dining room

12' 2" x 8' 10" (3.71m x 2.68m)

A versatile central dining room connecting the lounge at the front of the property with the kitchen to the rear, creating a natural flow through the ground floor. The room offers ample space for a dining table and chairs and features wood-effect flooring, exposed timber beams and traditional wooden doors, adding plenty of character. A window provides natural light, while recessed ceiling spotlights offer additional illumination. The dining room also provides access to the staircase leading to the first floor.

KITCHEN

15' 8" x 5' 7" (4.78m x 1.71m)

A bright and practical kitchen fitted with a generous range of wall and base units, complemented by contemporary countertops with tiled splashbacks. There is plenty of preparation and storage space, along with a modern inset sink and drainer positioned beneath the large rear-facing window, allowing plenty of natural light into the room. Wood-effect flooring runs throughout, while additional worktop space and multiple appliance points provide flexibility for everyday use. A rear door provides convenient access to the inner loby/boot room and outside.



BEDROOM 1

20' 6" x 9' 9" (6.24m x 2.97m)

An exceptionally large principal bedroom offering an impressive amount of floor space and plenty of flexibility for a full range of bedroom furniture. Multiple windows bring in an abundance of natural light, enhancing the bright and airy feel of the room. Finished with neutral décor and newly fitted carpet, the generous proportions comfortably allow for a large bed alongside wardrobes, drawers and additional seating or dressing furniture, while still retaining plenty of open space.

FAMILY BATHROOM

8' 11" x 8' 9" (2.71m x 2.67m)

A spacious and modern family bathroom finished with contemporary grey wall tiling and complementary flooring. The suite comprises a panelled P-shaped bath with shower over and glass screen, WC and a vanity wash hand basin providing storage beneath. A frosted window allows natural light while maintaining privacy, with a chrome heated towel rail completing the room.

BEDROOM 2

12' 3" x 9' 11" (3.74m x 3.03m)

Another generous double bedroom with plenty of space for a large bed and additional freestanding bedroom furniture. The room is finished with neutral décor and newly fitted carpet, with a window providing natural light. A useful built-in storage cupboard offers additional shelving and hanging space, while the traditional timber door adds character.

BEDROOM 3

12' 2" x 8' 11" (3.72m x 2.72m)

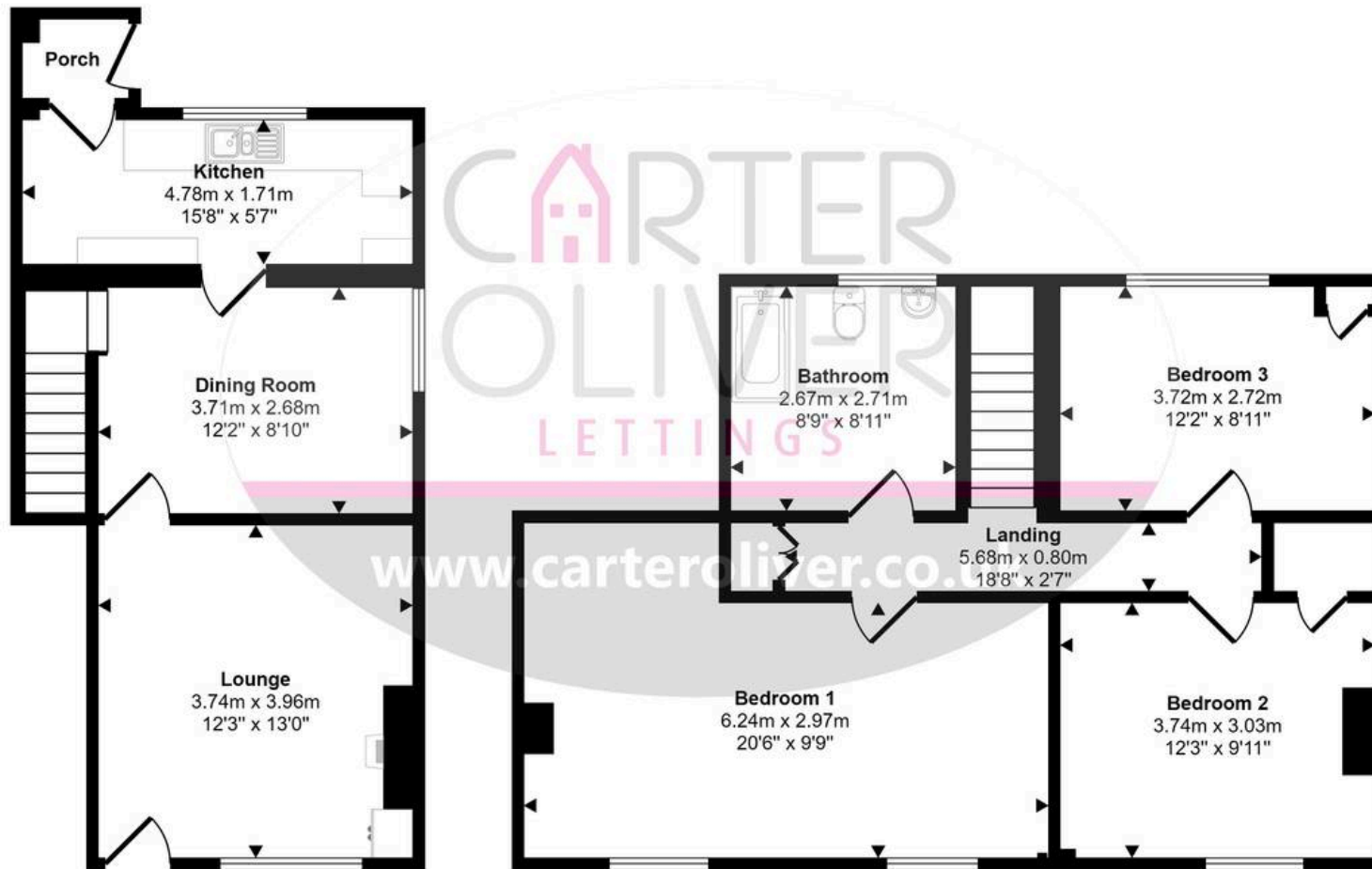
A 3rd good-sized double bedroom is positioned to the rear of the property, enjoying an elevated outlook through the rear-facing window. The room offers ample space for a double bed and additional bedroom furniture, with neutral décor and newly fitted carpet throughout. A useful built-in storage cupboard provides additional storage, while the traditional timber door complements the character of the property.

Garden

Small rear garden which has access from the side gate,



Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft

First Floor
Approx 62 sq m / 668 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Carter Oliver Lettings

Carter Oliver Property Experts Ltd, 8A Bank Street - LE17 4AG

01455 248033 / 01788 229434

lettings@carteroliver.co.uk

www.carteroliver.co.uk