

**34 Main Street
Stretton Under Fosse
RUGBY
CV23 0PF**

£335,000



- **THREE BEDROOM**
- **CONSERVATORY**
- **LOUNGE**
- **ENSUITE FACILITIES**
- **SINGLE GARAGE**

- **MID TERRACE COTTAGE**
- **KITCHEN/BREAKFAST ROOM**
- **GROUND FLOOR W.C.**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom mid terrace cottage set in the heart of Stretton Under Fosse, offering generous living space and a wonderfully balanced layout ideal for a range of buyers.

The accommodation includes a separate lounge, a well-appointed kitchen diner, a downstairs cloakroom and a light-filled conservatory that extends the living space and connects beautifully with the garden. Upstairs, the master bedroom enjoys its own ensuite, accompanied by two further bedrooms and a family bathroom. The home benefits from upvc double glazed windows throughout, gas radiator central heating, off-road parking for two vehicles and a single garage.

Stretton Under Fosse offers an appealing rural setting while remaining well placed for Rugby, Coventry and Royal Leamington Spa, with excellent access to both road and rail networks. The village enjoys a welcoming community feel, with a local farm shop and café close by. Additional amenities can be found in Brinklow, approximately two miles away, including general stores, a fish and chip shop, a doctors surgery, a first school, a preschool and a private nursery.

Accommodation Comprises

Entry via partly glazed upvc door into:

Entrance Hall

Wood laminate floor covering. Radiator. Coved ceiling. Stairs rising to first floor landing. Doors to:

Downstairs Cloakroom

With low level w.c. and wall mounted wash hand basin. Wood laminate floor covering. Radiator. Extractor fan.

Lounge

18'8" x 11'1" (5.70m x 3.39m)

Twin glazed upvc doors to rear garden. Further twin glazed upvc doors to conservatory. Wood laminate floor covering. Radiator.

Conservatory

9'4" x 5'10" (2.87m x 1.78m)

Of upvc and brick construction. Windows to two elevations. Twin upvc doors to rear garden. Tiled floor.

Kitchen

14'4" x 9'7" (4.37m x 2.94m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink unit with mixer tap over. Built in electric oven, gas hob and extractor. Space for a fridge/freezer. Space and plumbing for a washing machine. Tiled floor. Tiling to splash areas. Door to:

Utility Room

Base unit to the side. Roll top work surface space. Space and plumbing for a washing machine. Tiled floor.

First Floor Landing

Radiator. Doors to:

Bedroom One

18'8" x 11'1" (5.70m x 3.39m)

Two windows to rear aspect. Radiator. Door to:

Ensuite Shower Room

Walk in shower cubicle with mixer shower. Contemporary wash hand basin with vanity unit under. Fully tiled walls and floor. Extractor fan.

Bedroom Two

9'1" x 9'11" (2.79m x 3.03m)

Window to front. Built in wardrobe. Fitted work station. Radiator.

Bedroom Three

9'2" x 9'11" (2.80m x 3.03m)

Window to front aspect. Radiator.

Bathroom

Three piece white suite to comprise panelled bath, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Extractor fan. Heated towel rail.

Front Garden

Shrubs. Pathway to entrance.

Rear Garden

Paved patio area. Steps down to lawn area. Maturing flower, shrub and evergreen borders. Gated access to off road parking for two vehicles.

Garage

Located to the rear of the property. Up and over door.

Agents Note

Council Tax Band: E

Energy Efficiency Rating: C

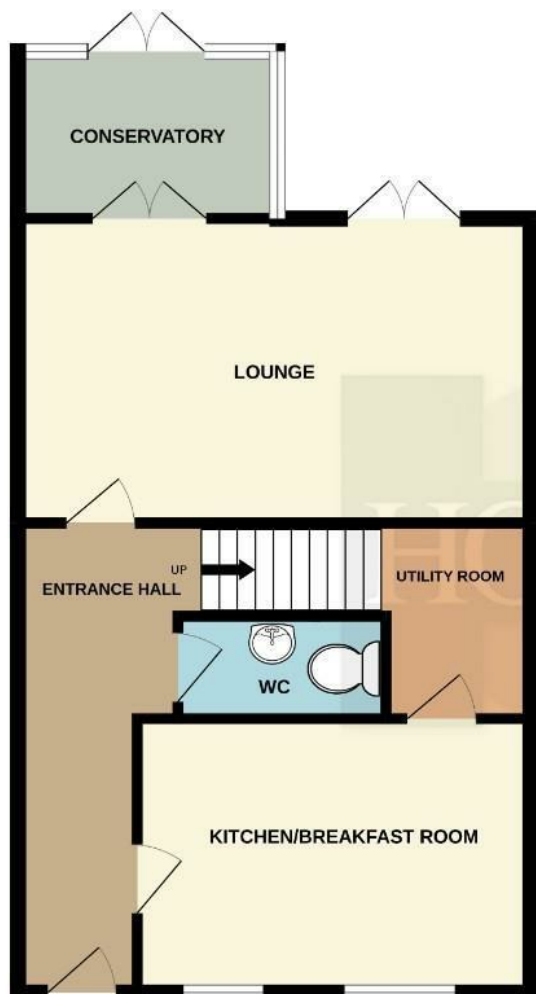
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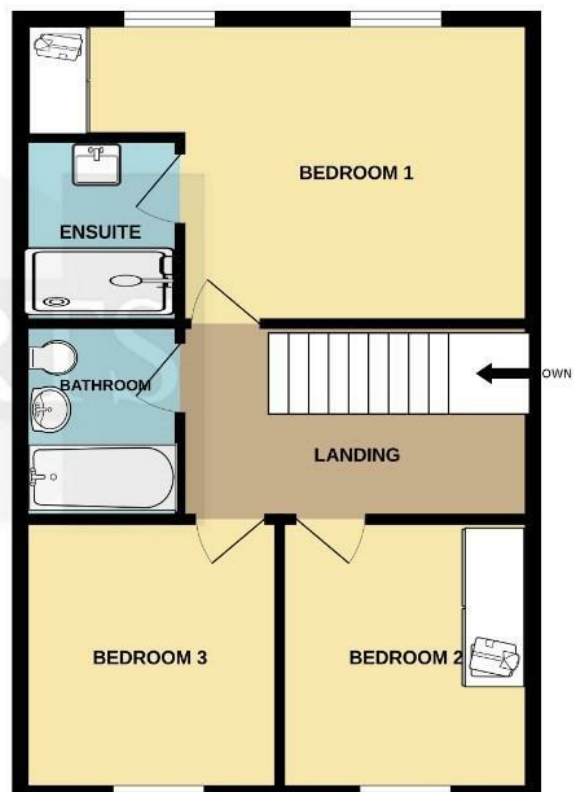




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	76	87
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.