



FOSSE CRESCENT, PRINCETHORPE

complete ●●●
SALES & LETTINGS





A well presented 1950's mid-terrace family home - set in a cul-de-sac just off The Fosse in Princethorpe- a sought after Warwickshire village. This three bedroom mid terraced home is on Fosse Crescent. Fosse Crescent in brief compromises of; lounge diner, a breakfast kitchen/diner, three bedrooms and a family bathroom. The home also benefits from a sunny South West facing garden and a tarmac drive for parking two cars side-by-side. A perfect starter home!

Property Details...

Entrance

A modern entrance door, with central window leads into the breakfast kitchen.

Breakfast Kitchen

With timber effect laminate flooring, grey painted kitchen with chrome cup handles & door knobs and timber effect worktops, with a single bowl white sink with a mixer tap and drainer. There is under cabinet lighting and white brick bevelled edge splashback tiling. There is a uPVC double glazed window to the front, a radiator and a storage cupboard. Open doorway through to the utility door to the lounge diner room.

Utility

With a continuation of the timber effect laminate flooring, there is a timber effect worktop with storage above and white tiling. Space and plumbing for washing machine, space for over appliances including an American style fridge. There's a Vaillant gas boiler and uPVC double glazed door to the garden.

Lounge Diner

Timber effect laminate flooring, with central gas fire with painted timber surround. There is a radiator and a large uPVC double glazed window with a view of the garden. Door to the stairwell that leads to the first floor which also has a uPVC double glazed window.

Landing

A carpeted landing with a uPVC double glazed window, a loft hatch to the part-boarded loft. Doors to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom with a radiator and a uPVC double glazed window. Fitted wardrobe.

Bedroom Two

A spacious double bedroom with a radiator and a uPVC double glazed window.

Bedroom Three

Fitted with laminate flooring, a radiator built-in cabin style bed over the stairwell with storage. There is a uPVC double glazed window and decorated in a children's theme.

Bathroom

Fitted with a white suite comprising of a bath, pedestal hand wash basin and a toilet. Bathroom walls are fully tiled with a stone border, there is a white towel radiator and a uPVC double glazed window. Down-lights and an extractor.

Rear Garden

A very sunny south-west facing rear garden is laid mainly to lawn with an area of retained patio. The garden has perimeter fencing.



Parking

Tarmac Drive to the front for parking two cars side-by-side with paving-brick border.

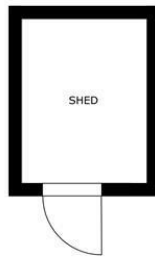
Other Information

Believed to be non-standard construction- poured concrete. Just confirm your lender will lend on the property.

Location

Princethorpe is a small village at the confluence of the old Roman Fosse Way (B4455) and the Coventry to Banbury Road (A423), just to the north of the River Itchen. Other than being a pleasant environment in which to live, from the convenience factor, the location is ideal as, apart from direct road links to the former centres, the settlement is midway between Royal Leamington Spa and Rugby, both about seven miles distant, whilst the motorway network in the region, with the M45/M1, M6, M69 and M40, is easily accessible. Close to hand is Draycote Water Country Park, the largest expanse of water in the County of Warwickshire, and especially popular for those who enjoy sailing, windsurfing and fly fishing, there also being wetlands, nature trails and bird hides. Ryton Country Park is a great dog friendly, great day out for the family. Just outside the village and set in lovely grounds is Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18, and which welcomes members of all faiths. Also, located along Leamington Road and close to the subject property, is Our Lady's Primary School having around 100 children between the ages of 4 -11. Also within catchment for Knightlow Primary School in Stretton-On-Dunsmore,

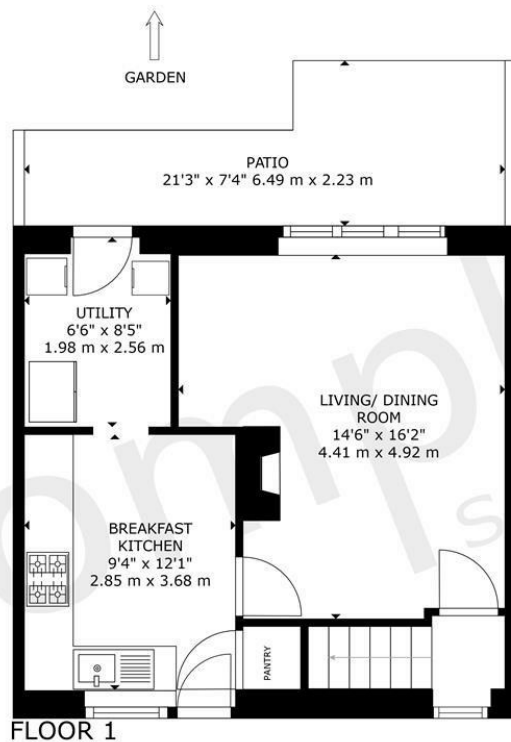




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GROSS INTERNAL AREA
FLOOR 1: 486 sq. ft, 45 m², FLOOR 2: 445 sq. ft, 41 m²
TOTAL: 931 sq. ft, 86 m²
EXCLUDED AREA: PATIO: 119 sq. ft, 11 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



catchment for Bilton and Southam schools. There is a children's play area opposite. for shops- Aldi Southam, Sainsburys Dunchurch, the local petrol station has some produce but Stretton On Dunsmore has a general store. Well located but easy access to Rugby Coventry Leamington and The Fosse down to Gaydon. Leamington, Rugby, Coventry and Warwick Parkway train stations offer brilliant direct services to London & Birmingham.



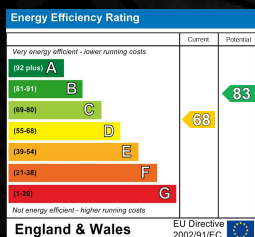
- 1950's Mid Terrace
- Lounge Diner
- Utility
- Upvc Double Glazed Windows
- Tarmac Drive - Two Spaces

- Three Bedrooms
- Breakfast Kitchen
- Upstairs Bathroom
- South West Facing Garden
- Sought After Village Location



FOSSE CRESCENT, RUGBY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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