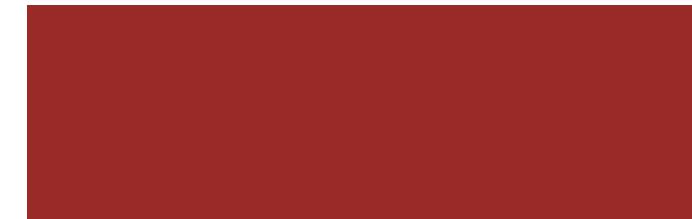




90 Main Street,  
Higham on the Hill,  
CV13 6AJ.



## GENERAL

A charming three bedroom cottage located in the center of Higham-On-The-Hill a great rural village. There are open views to the rear and the cottage has many character features to include inglenook fireplace in the sitting room and exposed beams. The cottage has been rented for a number of years and now requires some modernisation. The cottage accommodation includes sitting room and breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor and a third bedroom/ attic room on the second floor. Outside the cottage has a lovely rear garden which is a fantastic low maintenance space. For sale with no upward chain.

## LOCATION

Higham on the Hill is a popular rural village boasting an historic church and primary school. The village is extremely accessible being approximately four miles from the M69 and nine miles from the M42. Nuneaton train station is within easy access making it commutable to London, Birmingham, Leicester and Coventry.



## THE COTTAGE

The accommodation is arranged over three floors as follows. Front door opening into the sitting room.

### SITTING ROOM

14'01 x 14'01 max 10'10 min

A lovely room, the main feature being an inglenook fireplace housing a wood burning stove. There are beams to the ceiling, large box window to the front and central heating radiator.

### KITCHEN

13'06 x 11'01

Fitted with a range of grey wall and base units with solid wooden working tops over, there is an ceramic inset sink with mixer tap. The kitchen has an integrated single electric oven, electric four ring hob with extractor over, slimline dishwasher and washer dryer. There is a back door to the garden and stairs rising to the first floor.

### STAIRS TO THE FIRST FLOOR

Stairs rise from the kitchen to the first floor landing. The landing has a useful storage cupboard and doors off to the bedroom's and bathroom.

### BEDROOM ONE

14'01 max 8'01 min x 10'11 max 7'00 min

With window to the front, large storage cupboard and central heating radiator.

### BEDROOM TWO

10'06 x 6'08

With window to the rear, storage cupboard and central heating radiator.

### BATHROOM

With white suite comprising panelled bath with shower over and glass screen, low flush lavatory and wash hand basin. Window to the rear.

### BEDROOM THREE / ATTIC ROOM

14'01 x 14'00 max 8'03 min

Accessed via a separate staircase, the staircase is believed not to meet current building regulations. This is a great room with open views to the rear and exposed beams to the ceiling.

### THE GARDEN

The partially walled rear garden has a sunny aspect and is a great low maintenance space. There is a good size patio directly to the rear of the cottage, the second area is gravelled with planted boarders and mature apple tree, At the bottom of the garden there is a further paved area along with a garden shed. Please note the neighbouring property has access across the garden.

### COUNCIL TAX

Hinckley & Bosworth - Band B



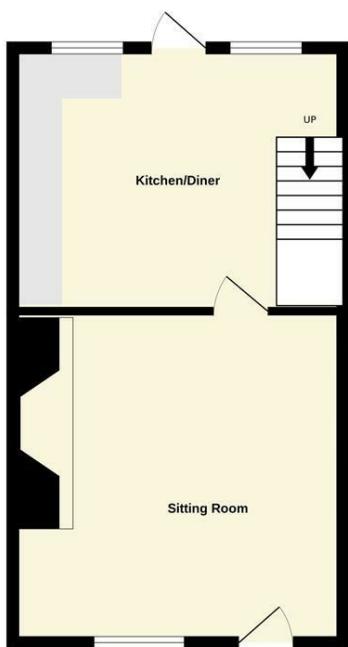
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

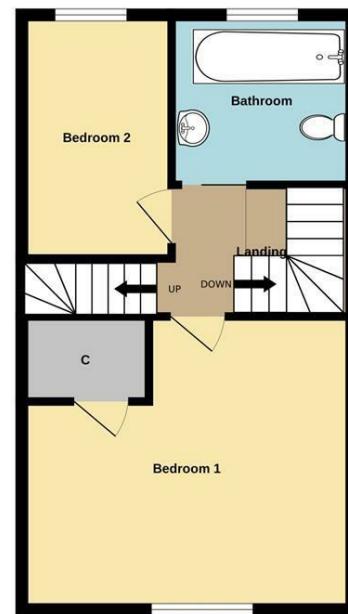




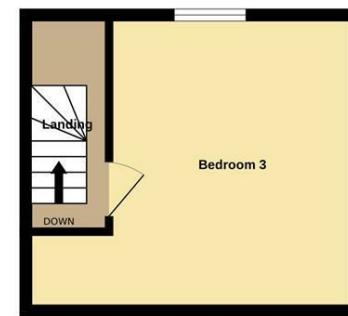
Ground Floor



1st Floor



2nd 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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