



73 Broad Street, Brinklow

Guide Price **£215,000**





73 Broad Street

Brinklow, Rugby

RELAUNCHING this charming 2-bed Brinklow cottage (circa 1800, 590 sq ft) with new windows and doors, original beams, wood stove, refreshed kitchen and bathroom, and prime village location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 BEDROOM COTTAGE IN THE VILLAGE OF BRINKLOW
- NEW WINDOWS AND DOORS HAVE BEEN FITTED
- NO CHAIN
- GAS CENTRAL HEATING
- KITCHEN TO REAR
- LOUNGE WITH LOG BURNING FIRE & ORIGINAL BEAMS
- REAR GARDEN
- GROUND FLOOR BATHROOM
- FREEHOLD - GRADE II LISTED





Front aspect

The cottage is tucked away behind No.71 and Number 75. There is a shared pathway which leads to the front door. Featuring brand new windows and doors on the property.

Kitchen

9' 11" x 5' 1" (3.03m x 1.56m)

The kitchen has a range of wall and base units with space for a cooker and fridge freezer. There is a sink with a large window over looking the rear garden.

Bathroom - Downstairs

10' 4" x 5' 7" (3.16m x 1.71m)

The bathroom has just had a facelift offering a brighter, fresher look. There is a window to the rear of the property and there is a storage cupboard.

Lounge

25' 5" x 11' 3" (7.75m x 3.42m)

A delightful lounge with wooden floors, gas central heating radiator and window to the rear garden. The stairs are open and lead up to the first floor.

Bedroom 1 Rear

11' 11" x 8' 8" (3.63m x 2.65m)

A nice sized double bedroom with built in wardrobe space and built in cupboard which houses the boiler which has recently been serviced. There is a window which over looks the rear garden and has lovely views beyond the Doctors Surgery on Barr Lane and over towards Coombe Abbey.

BEDROOM 2 / HOME OFFICE / DRESSING ROOM

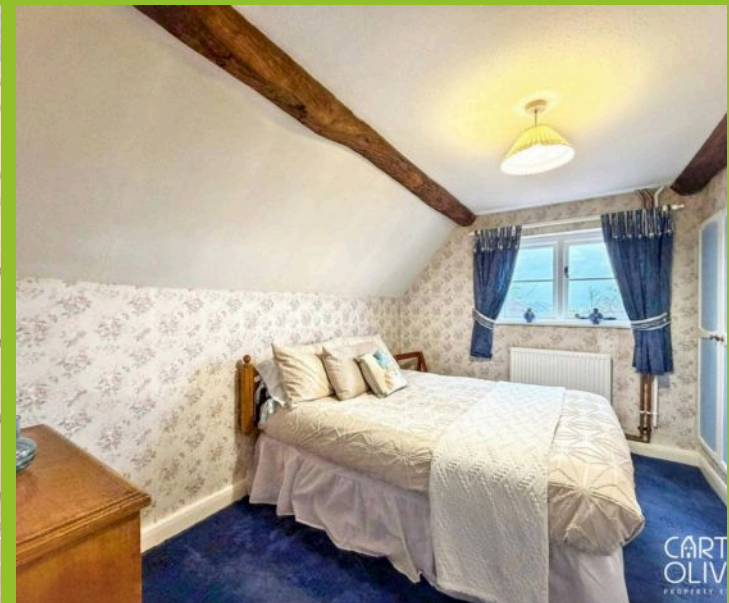
11' 6" x 5' 6" (3.50m x 1.68m)

A single room to the front of the house with a window overlooking the front access. This would make be an ideal Home Office or Dressing Room or even a nursery. What would you use it for?

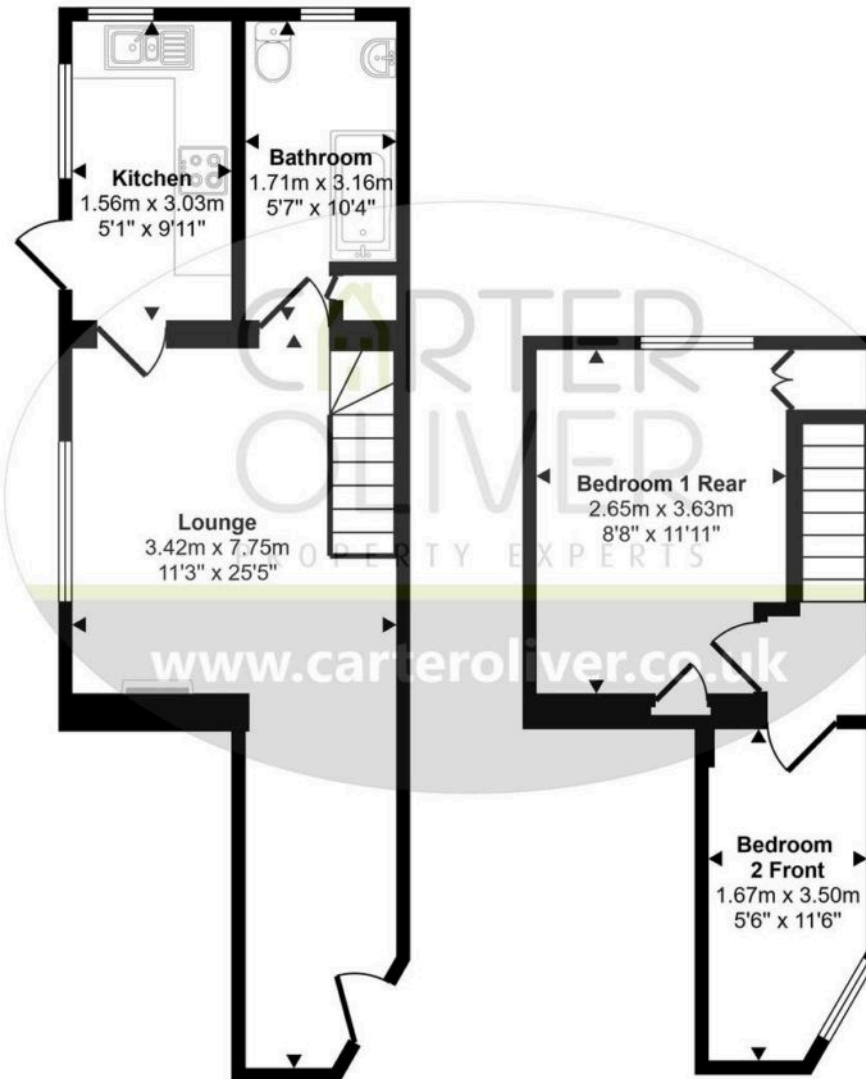


GARDEN

The rear garden has a patio area and lawn with another paved patio to the rear of the house. There is also a wooden shed for storage. A nice sized garden for the size of the cottage, which you can enjoy and relax in.



Approx Gross Internal Area
49 sq m / 529 sq ft



Ground Floor
Approx 30 sq m / 322 sq ft

First Floor
Approx 19 sq m / 206 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.



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