



1 The Old Bakery Dunsmore Avenue, Rugby CV22 5HD

Offers In The Region Of £269,950

C EPC Rating



House - End Terrace



2 Bedroom



2 Bathroom



2 Reception

- REFURBISHED TWO BEDROOM TOWN HOUSE FINISHED TO A HIGH SPECIFICATION
- BRAND NEW FITTED KITCHEN AND BATHROOM SUITS
- BEDROOM ONE AND EN-SUITE BATHROOM TO GROUND FLOOR
- LAUNDRY ROOM WITH APPLIANCES AND W.C.
- FIRST FLOOR BOASTS OPEN PLAN LIVING/KITCHEN WITH APPLIANCES
- FIRST FLOOR BALCONY OFF THE LARGE LIVING/KITCHEN AREA
- WHITE VENETIAN WOODEN BLINDS TO ALL WINDOWS
- OUTSIDE SPACE WHICH CAN BE TAILORED TO YOUR OWN TASTE
- TANDEM PARKING FOR TWO/THREE VEHICLES TO THE FRONT

**** COMPLETELY REFURBISHED HOME TO INCLUDE BRAND NEW KITCHEN AND BATHROOMS, FULLY RE-DECORATED WITH NEW FLOORING THROUGHOUT ****

Beautifully presented property that has been converted from an old Bakery in 2002 (approx.) to provide a deceptively spacious two bedroom home set on two floors located in a popular area of Hillmorton. The ground floor accommodation comprises of larger than average double bedroom which could also lend itself to a second reception room/nursery or study and en-suite bathroom with thermostatically controlled shower over the bath. There is a good sized laundry room with washing machine and tumble dryer and a ground floor w.c. The first floor is accessed via the generously proportioned bright and airy hallway, the second double bedroom benefits from an en-suite shower room. Outside, the property offers ample tandem parking for several vehicles, along with a manageable outdoor space that can be tailored to your personal taste. This charming end town house is a must-see, as it combines modern amenities with a welcoming atmosphere, making it a perfect place to call home. Viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

19'6" x 7'0" (5.96 x 2.14)

Double glazed window and door with No. 1 etched into the glass above the door and thoughtfully designed cornice which blends beautifully and tastefully into the decor. There is a thermostat control, electric cupboard housing electric meter, dog leg designed staircase leading to the first floor, loft hatch, radiator and Herringbone tiled flooring.

Bedroom One

10'8" x 15'7" (3.26 x 4.75)

Spacious room which could lend itself to either a bedroom/reception room/nursery or study with double glazed window to the front elevation, radiators and Westex 100% wool carpet.

En-suite Bathroom

10'3" x 6'5" (3.14 x 1.96)

Three piece bathroom suite comprising of panelled bath with thermostatically controlled shower over, low flush w.c., pedestal wash hand basin, vertical design radiator, illuminated mirror bathroom cabinet, loft hatch and Porcelanosa wall and floor tiles.

Laundry Room

9'7" x 8'5" (2.93 x 2.59)

Good sized laundry room with wall and base mounted units, stainless steel sink unit with mixer tap, Baxi boiler, fusebox, loft hatch, Hotpoint washing machine and separate dryer and Herringbone tiled flooring.

Ground Floor Cloakroom

Low flush w.c., wash hand basin with wall mounted mirror and Herringbone tiled flooring.

Stairs & Landing

12'7" x 3'6" (3.84 x 1.09)

Stairs rising from the entrance hallway with skylight, loft hatch, radiator and Westex 100% wool carpet.

Open Plan Fitted Kitchen/Lounge

22'6" x 12'9" (6.88 x 3.91)

Spacious and airy brand new fitted kitchen incorporating Lamona 5 ring hob, Hotpoint built-in microwave, Hotpoint built-in electric fan assisted oven, Beko dishwasher, solid oak worktops, graphite grey cabinets with pan drawers and pull out larder unit, wine cooler and Porcelanosa splash back tiles, skylight, radiator and extractor. The living space has double doors leading to balcony incorporating integrated blinds which overlooks the village of Hillmorton.

Bedroom Two

9'6" x 10'2" (2.90 x 3.10)

Double bedroom with double glazed window to the front elevation, radiator and tiled flooring.

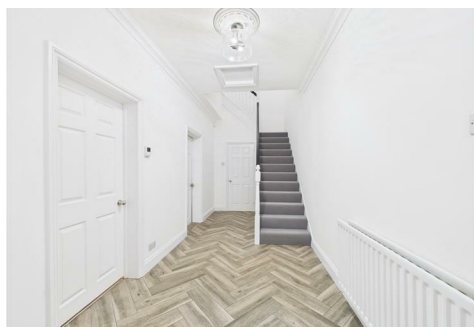
En-suite

4'11" x 6'2" (1.52 x 1.89)

Shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush w.c. and Porcelanosa wall and floor tiles.

Parking

Tandem parking is provided to the front of the property for 2-3 vehicles with an outside area to be tailored to your own use.

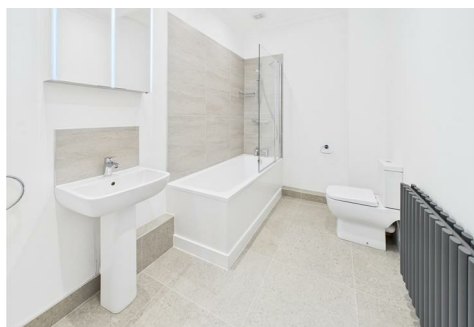


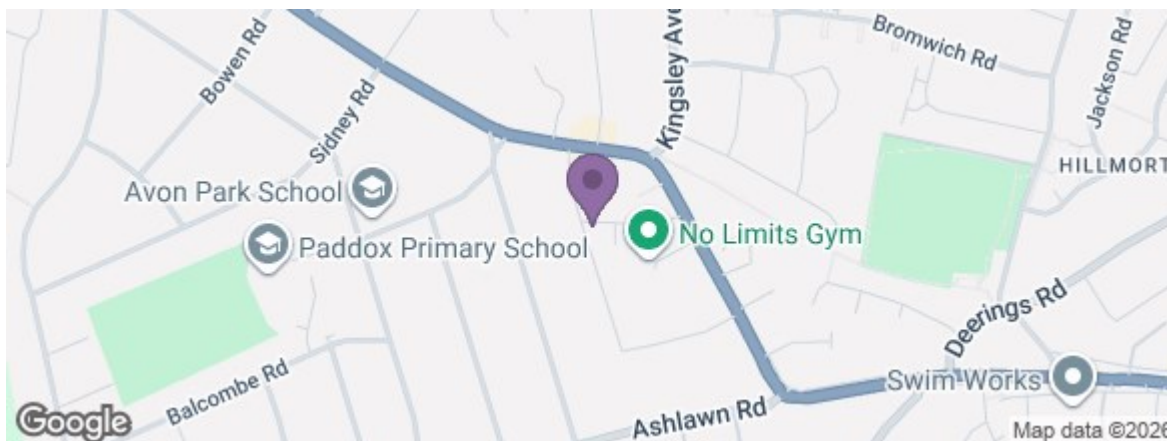
Viewings

Strictly via the agent Archer Bassett.

Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk