

## FLECKNOE FIELDS FARM, RUGBY CV23 8AZ



- **Modern Barn Conversion**
  - **2 Bedrooms**
- **Kitchen With Integrated Appliances**
  - **Modern Bathroom**
- **Parking**
- **Additional Storage Room**
- **Under Floor Geo Thermal Heating**
  - **Private Garden**

**2 BEDROOMS**

**£1,150**

Lovely, modern Barn conversion, in semi rural location.

Renovated to a high standard, this cosy barn conversion offers a spacious kitchen /diner, with integrated appliances, a living room with high ceiling, exposed beams and plenty of natural light, a modern bathroom with bath and separate shower & two double bedrooms. Geo Thermal underfloor heating throughout. Outside there is garage parking a private garden and an additional store room, with views of open countryside.

Viewing strongly recommended! Immediately available.

NO PETS PERMITTED

**Exterior & Garden**

**Kitchen / Diner**

**Living Room**

**Bathroom**

**Bedroom 1**

**Bedroom 2**

**Garage**

**Store Room**





| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |