



**EDWARD KNIGHT**  
ESTATE AGENTS

6 COVENTRY ROAD, PRINCETHORPE, RUGBY, CV23 9QF

OFFERS OVER £270,000







## PROPERTY DESCRIPTION

Edward Knight Estate Agents are pleased to offer for sale this well presented, extended end terrace property situated within the Idyllic village of Princethorpe. The property comprises of: Entrance porch and hallway, Front reception room, Lounge which opens into the kitchen diner. Two bedrooms and bathrooms on the first floor. Timber built studio/Garden room and Rear garden which benefits from open views over countryside.

## ENTRANCE PORCH

Windows to front and side aspects and door to front aspect. Tiled flooring. Opaque door onto:



## HALLWAY

Tiled flooring. Understairs storage cupboard. Radiator. Doors onto further accommodation.

## FRONT RECEPTION ROOM

8' 4" x 11' 11" (2.54m x 3.63m)

Double glazed bay window to the front aspect. Feature fireplace. Radiator. Telephone point.



## LOUNGE

11' 11" x 12' 0" (3.63m x 3.66m)

Television and telephone points. Multi fuel burner. Radiators. Door which leads onto stairs rising to the first floor. Open into:

## KITCHEN DINER

8' 9" x 15' 3" (2.67m x 4.65m)

Wall and base units with work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Integrated electric hob and electric oven with cooker hood above. Space for under counter fridge and washing machine. Tiling to flooring and splashbacks. Radiator. Double glazed French doors and windows to rear aspect.

## FIRST FLOOR LANDING

Double glazed window to side aspect. Loft access. Radiator. Doors onto bedrooms and bathroom.

## BEDROOM ONE

12' 11" x 9' 8" (3.94m x 2.95m)

Double glazed window to front aspect. Radiator. Built in wardrobes. Wooden flooring.



## BEDROOM TWO

7' 4" x 12' 5" (2.24m x 3.78m)

Double glazed window to rear aspect. Storage cupboard. Radiator.











### **BATHROOM**

Panelled bath with mixer tap and electric powered shower over. Low level WC. Wash hand basin. Extractor fan. Partly tiled walls and tiled flooring. Radiator. Towel rail. Double glazed opaque window to the front aspect.

### **REAR GARDEN**

Patio and lawned areas. Decking area to the rear which has open views over countryside. Brick built shed. Timber fencing surrounds. Gated access to the side. Neighbourly access over. Raised flower beds housing plants and shrubs.



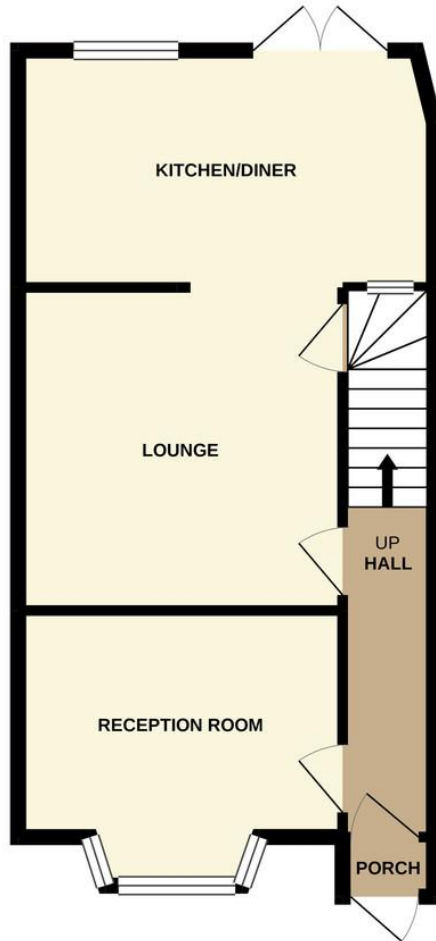
### **STUDIO / GARDEN ROOM**

19' 7" x 11' 2" (5.97m x 3.4m)

Timber construction with power and lighting connected. Double glazed windows to side and rear aspect. French doors to side aspect.



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



FIRST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.

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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