



86 High Street

CV8 3FH

Guide Price £300,000

# 86 High Street

## Ryton On Dunsmore

A charming end of terrace cottage, which incorporates deceptively spacious accommodation throughout. The property is gas fired centrally heated and must be viewed internally to be fully appreciated.

The accommodation briefly incorporates: reception porch, delightful lounge with open fireplace, spacious dining room with brick fireplace, open plan staircase leading up to the first floor and a good size extended kitchen. To the first floor are two well proportioned double bedrooms together with spacious well appointed shower room.

Externally, the property has the distinct advantage of direct access via double gates and long driveway affording ample car parking leading to a detached brick garage, together with small foregarden and exceptionally good sized rear garden which has been delightfully laid out.

### LOCATION

The village of Ryton on Dunsmore is situated around five miles north east of Leamington Spa being conveniently close to A45 which links directly to neighbouring towns and cities, notably Coventry, as well as providing links to the Midland motorway network notably the M1 and M69. Within the village itself there are a useful range of day to day amenities including two public houses, a village hall, Cooperative convenience store and village primary school.

### PORCH

Having a double glazed window to the front elevation and a door leading into the;

### LIVING ROOM

3.97m x 3.31m (13'0" x 10'10")

A light and spacious area which has two radiators, a double glazed window to the front elevation, open fireplace, exposed beamed ceiling and space for lounge furniture.

### DINING ROOM

4.30m x 3.96m (14'1" x 12'11")

A delightful room which would be great for hosting and in brief has exposed beamed

ceiling, radiator, double glazed windows to the rear and side elevation, feature fireplace and stairs leading to the first floor landing.

### KITCHEN

4.54m x 2.23m (14'10" x 7'3")

Having worktop surfaces, cupboards, four ring electrical hob, oven unit, space for white goods, sink unit, exposed beamed ceiling and a double glazed window to the rear elevation.

### FIRST FLOOR LANDING

Having doors leading off to adjacent rooms, radiator and loft access.

### BEDROOM ONE

3.97m x 3.31m (13'0" x 10'10")

A great sized bedroom which has a double glazed window to the front elevation, radiator, two storage cupboards and space for bedroom furniture.

### BEDROOM TWO

3.32m x 3.04m (10'10" x 9'11")

Having a double glazed window to the rear elevation, radiator and space for bedroom furniture.

### Features

Popular Residential Location

Garage

Off Road Parking

No Onward Chain

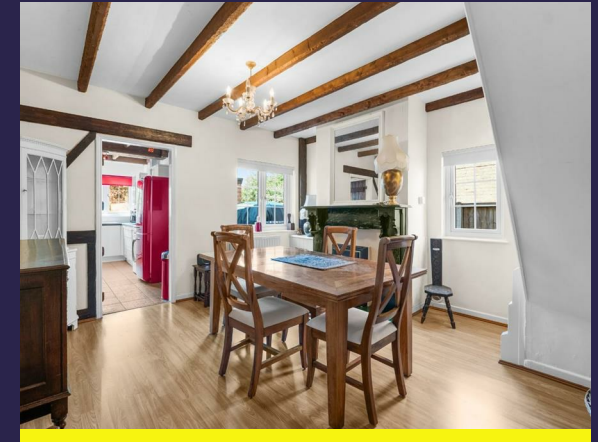
Close To Major Transport Links

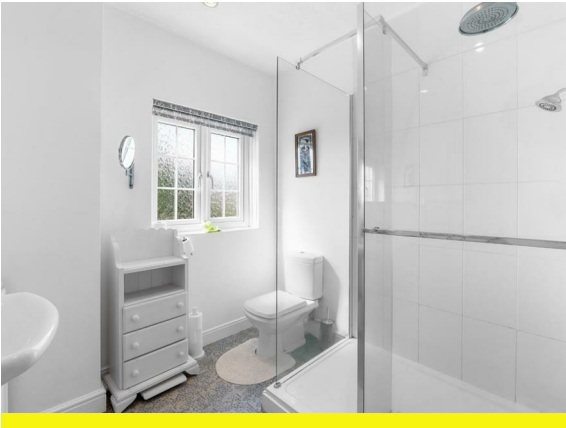
Stylish Presentation Throughout

Two Double Bedrooms

Two Reception Rooms

Private Garden To The Rear





## Floorplan



Total area: approx. 89.9 sq. metres (968.2 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Rugby Borough Council



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

## Contact us

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## Visit us

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