



## BAGSHAW CLOSE

RYTON ON DUNSMORE CV8 3EX

GUIDE PRICE £230,000  
FREEHOLD

Set on a well-connected road in the heart of the desirable village of Ryton-on-Dunsmore, this spacious three-bedroom mid-terrace home offers excellent potential throughout. Ideally positioned close to a range of local amenities and transport links, the property provides generous accommodation and represents a fantastic opportunity for buyers looking to put their own stamp on a well-located village home.



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- 3 Bedrooms • Enclosed Rear Garden • Desirable Village Location • Close To Amenities • Great Road Links • Perfect First Time Buy • Great Potential • Spacious Home



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## Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch, which leads through to the main hallway. The hallway provides access to the remainder of the accommodation and sets the tone for the well-proportioned living space found throughout the home.

-Stretching from front to back, the bright and airy lounge/diner benefits from dual-aspect windows, allowing an abundance of natural light to flood the space throughout the day.

-Located at the rear of the home, the kitchen is fitted with a range of wall and base units and offers under-counter space for white goods. The room further benefits from a fitted storage cupboard and provides access via a rear porch, which in turn leads to a pantry currently housing a fridge/freezer, as well as access to the rear garden.

## First Floor:

-The main bedroom is a generously sized double room situated at the front of the home, featuring a recessed area ideal for built-in wardrobes.

-Bedroom two is another spacious double room located at the rear of the home, complete with built-in storage.

-The third bedroom is a single room situated at the front of the home, offering versatility as a home office, nursery, or additional bedroom.

-The bathroom is conveniently positioned close to all bedrooms and comprises a fully tiled suite, including a bath with overhead shower, W.C., hand basin, and heated towel rail.

## Garden & Exterior:

-Leading outside, this charming home features an enclosed rear garden laid to lawn and patio, complemented by established borders.

-Additional benefits include a small front garden, a rear gate providing access to shared side passage, gas central heating, and double glazing throughout.

## Important Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Rugby Borough Council

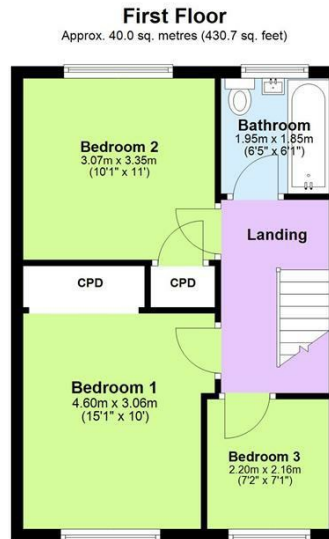
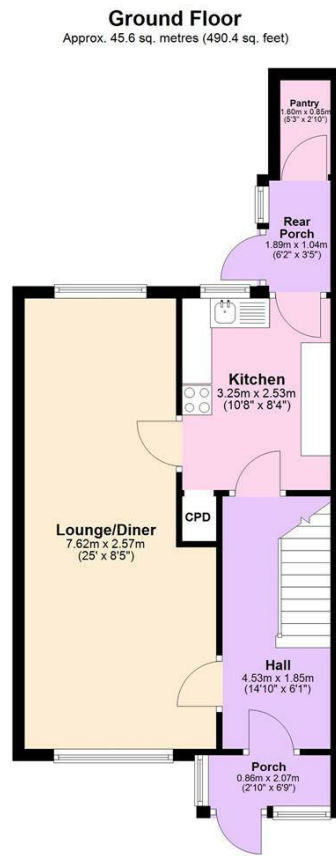




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Total area: approx. 85.6 sq. metres (921.1 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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