



FETHERSTON CRESCENT

CV8 3EZ

GUIDE PRICE £340,000
FREEHOLD

Set within a popular location in the sought-after village of Ryton-on-Dunsmore is this well-presented and spacious three-bedroom semi-detached home. With excellent amenities and road links nearby, this lovely property has much to offer its next owners.

12, FETHERSTON CRESCENT

- Well Presented • Enclosed Rear Garden • Driveway Parking • Open Plan Lounge/Diner • Versatile Downstairs Snug/Office • Great Road Links Nearby • Close To Amenities • 3 Double Bedrooms



Set within a popular location in the sought-after village of Ryton-on-Dunsmore is this well-presented and spacious three-bedroom semi-detached home. With excellent amenities and road links nearby, this lovely property has much to offer its next owners.

Ground Floor:

-Upon entering the property, you are welcomed into the bright and airy open-plan lounge/diner, which stretches the full length of the home and offers a wonderful sense of space. This attractive room benefits from a bay window to the front, providing views across the playing fields, while French doors at the rear offer convenient access to the garden. The space also retains a cosy feel, enhanced by a charming feature fireplace with a gas fire.

-Just off the lounge and situated at the front of the home, you will find the versatile snug created from a thoughtful garage conversion. This flexible space lends itself to a multitude of uses, including a home office or children's playroom.

-Located at the rear of the property, you will find the fully fitted modern kitchen, which overlooks the rear garden and is finished with a range of wall and base units. The kitchen includes an integrated double electric oven, electric hob, under-counter space for white goods, and a side access door leading out to the garden.

First Floor:

-The main bedroom is located at the front of the home and is a generous double room, complete with fitted wardrobes.

-The second bedroom is a further double room at the rear of the home, also complete with fitted wardrobes. The third

bedroom, a double room at the front, would also make an ideal home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and is fitted with a shower over the bath and a hand basin. A separate W/C is located just next door.

Garden, Exterior & Further Property Information:

-Leading from the home, the enclosed rear garden is laid mainly to lawn with gravel borders, a decked area, and side access, providing the perfect space to relax and entertain throughout the summer months.

-This charming home also benefits from driveway parking for two vehicles, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

Local Authority: Rugby Borough Council

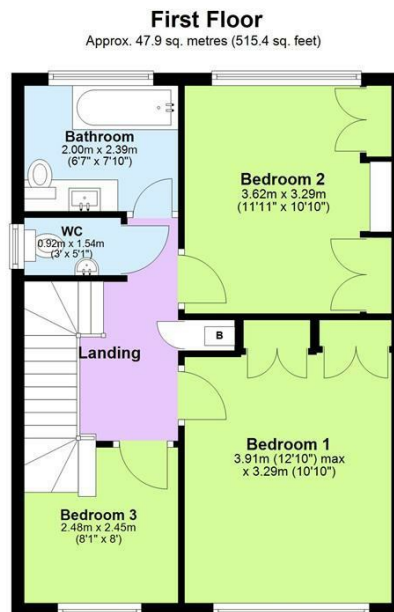
Council Tax Band: D

EPC:D



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Total area: approx. 110.2 sq. metres (1186.5 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		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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