



HR ESTATE AGENTS

3 Bedrooms

Cottage

Guide Price

£550,000

Located in

Brandon





Rugby Road

Brandon | CV8 3GH



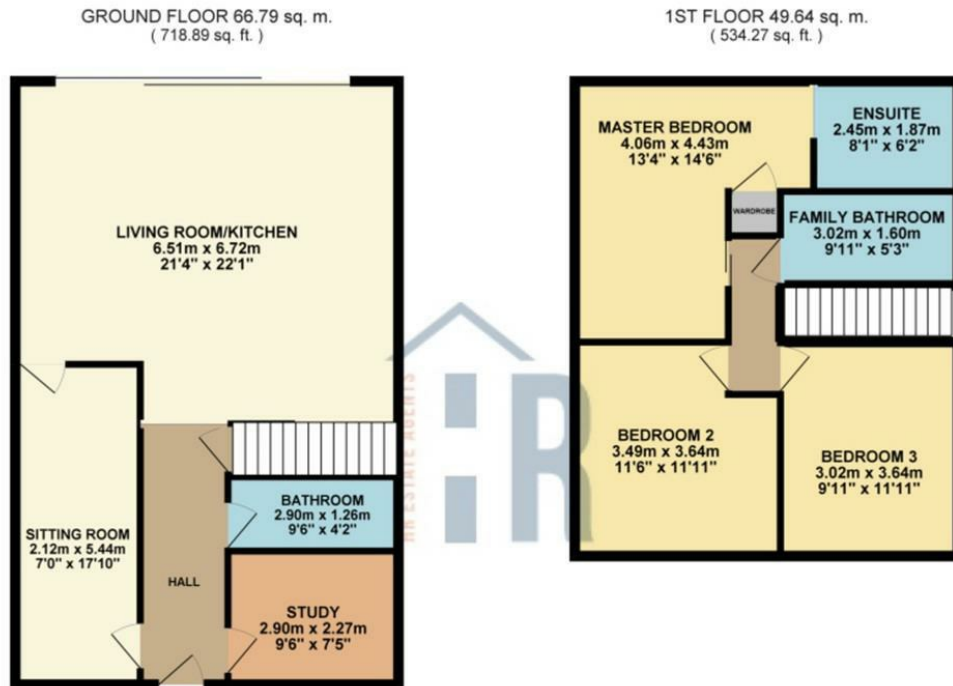
This is a truly unique opportunity to acquire a beautifully renovated, three-bedroom cottage, accompanied by an attached commercial unit, located in the heart of the charming Warwickshire village of Brandon.

Rugby Road

£550,000 Freehold



- Unique Opportunity
- Both Properties Newly Rennovated
- Off Road Parking for up to 8 Vehicles
- Secure Rear Courtyard with Dog Flap
- Residential Cottage on Commercial Land with adjacent commercial building
- External CCTV
- Rooftop Hot Tub
- 3 Double Bedrooms



TOTAL FLOOR AREA : 116.42 sq. m. (1253.16 sq. ft.) 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 misstatement. 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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Council Tax Band

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Coventry
CV3 4FJ


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