



395 NEWBOLD ROAD

£285,000 Freehold

NEWBOLD UPON AVON
RUGBY
WARWICKSHIRE
CV21 1EP



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and improved three bedroom semi detached property located on a slip-road close to the centre of Newbold-on-Avon, Rugby. The property is of standard brick built construction with a tiled roof.

There are a comprehensive range of amenities within the immediate area to include a parade of shops and stores, supermarket, public houses, church, secondary school and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief comprises of an entrance hall, ground floor cloakroom/W.C., lounge, extended open plan kitchen/dining/family room with double doors opening onto to the rear garden deck.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a white suite to include a panelled bath, separate double shower cubicle, close coupled W.C. and wash hand basin.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a gravelled driveway to the front of the property which provides off road parking for three vehicles and access to the single garage.

The enclosed rear garden offers a good degree of privacy and has a deck area to the immediate rear which offers an ideal space for al-fresco dining and entertaining. The remainder of the garden is laid to lawn and adjoins the River Avon which runs to the rear.

The property is being offered for sale with no onward chain and early viewing is considered essential.

Gross Internal Area: approx. 81m² (872ft²).

AGENTS NOTES

Council Tax Band: C

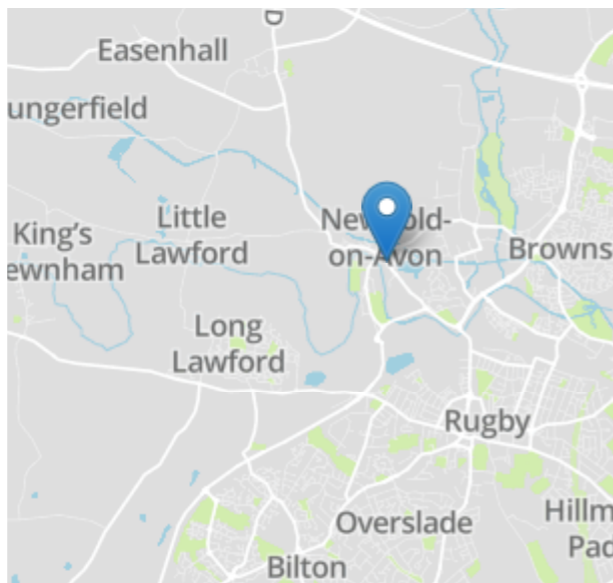
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended & Well Presented Three Bedroom Semi Detached Home**
- **Ground Floor Cloakroom/W.C.**
- **Lounge, Refitted Kitchen/Dining/Family Room**
- **Refitted First Floor Bathroom with Shower**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Parking, Garage**
- **No Onward Chain, Early Viewing Advised**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

16' 6" x 5' 4" (5.03m x 1.63m)

Cloakroom/W.C.

5' 11" x 2' 3" (1.80m x 0.69m)

Lounge

11' 11" x 10' 11" (3.63m x 3.33m) 11' 11" x 10' 11" (3.63m x 3.33m)

Kitchen/Dining/Family Room

18' 1" max. x 17' 0" max. (5.51m max. x 5.18m max.)

First Floor

Landing

9' 2" x 6' 9" (2.79m x 2.06m)

Bedroom One

11' 10" into bay x 10' 2" (3.61m into bay x 3.10m)

Bedroom Two

11' 8" x 10' 1" max (3.56m x 3.07m max)

Bedroom Three

6' 10" x 6' 2" (2.08m x 1.88m)

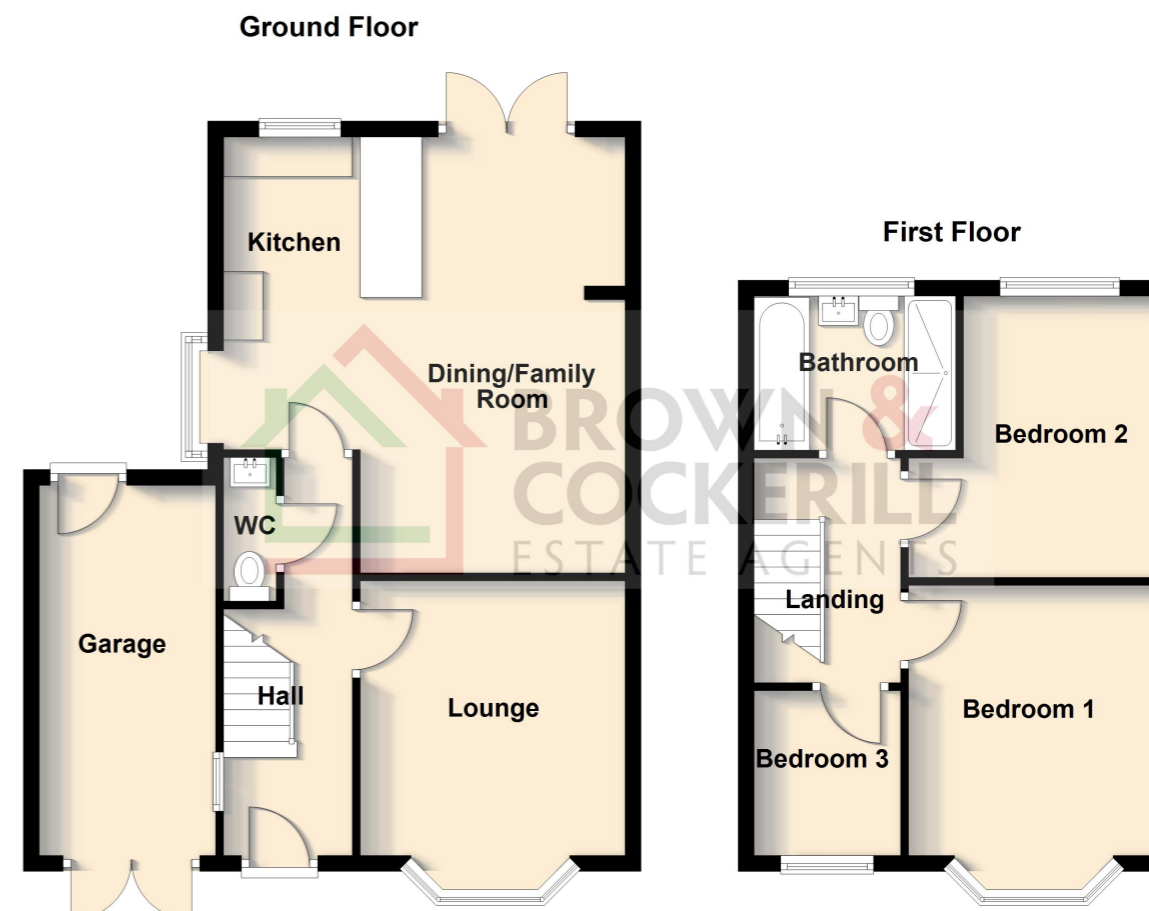
Bathroom

8' 2" x 5' 5" (2.49m x 1.65m)

Externally

Garage

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.