



69 MAIN STREET

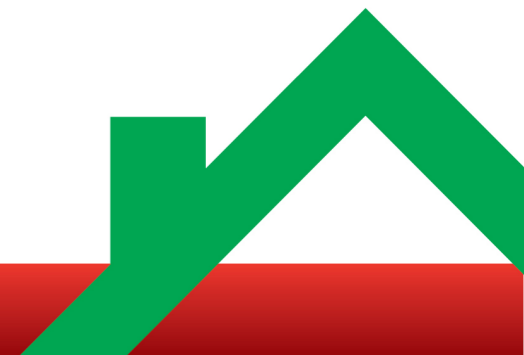
£265,000 Freehold

NEWBOLD ON AVON  
RUGBY  
WARWICKSHIRE  
CV21 1HH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom end of terraced cottage situated on a large plot overlooking the River Avon and located in the popular residential location of Newbold on Avon, Rugby. The property is of standard brick built construction with tiled roofing.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, public houses, schooling for all ages, hot food take away outlets and bus routes to Rugby town centre, Coventry and Leamington Spa.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is convenient commuter access to M1, M6, A426 and A45 road and motorway networks.

In brief, the accommodation comprises of an entrance hall, lounge with feature fireplace, dining room with newly fitted gas feature fireplace and a separate modern kitchen which has scope for extension (subject to planning consent).

To the first floor there are three well proportioned bedrooms and a contemporary refitted family bathroom with a cupboard housing the gas fired combination boiler.

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

Externally, the property has a large rear garden which is predominantly laid to lawn and has picturesque views over the river Avon and Newbold cricket ground. The rear garden benefits from a workshop which has scope to be converted internally into the house and benefits from a shower room to the rear. There is also a summerhouse with power and lighting connected.

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

Gross Internal Area: approx. 96 m<sup>2</sup> (1033 ft<sup>2</sup>).

## AGENTS NOTES

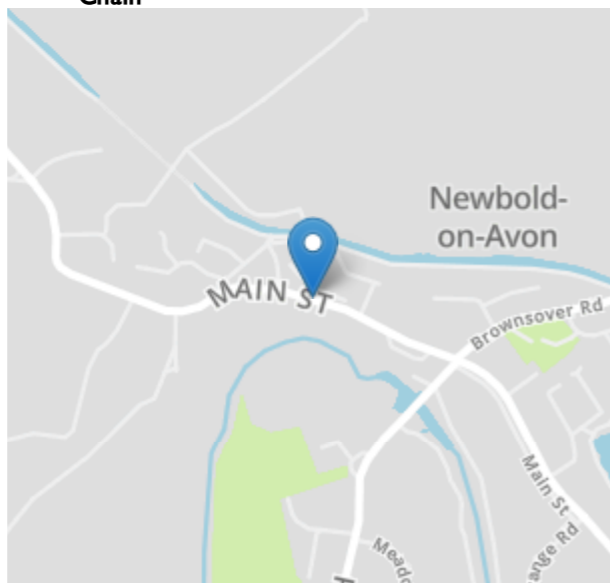
Council Tax Band 'C'.  
Estimated Rental Value: £1000 pcm approx.  
What3Words: ///digit.guard.agreed

## 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

- A Spacious Three Bedroom End of Terraced Cottage
- Lounge and Separate Dining Room with Good Sized Pantry Cupboard
- Kitchen with Scope for Extension
- First Floor Family Bathroom with a Four Piece White Suite
- Gas Fired Central Heating to Radiators and Part Upvc Double Glazing (where specified)
- Large Rear Garden with Summerhouse and Picturesque Views of the River Avon
- Workshop with Shower room at the Rear
- Early Viewing is Considered Essential and No Onward Chain



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		75
(21-38)	<b>F</b>	46	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 8" x 2' 6" (4.78m x 0.76m)

#### Lounge

11' 8" x 9' 7" (3.56m x 2.92m)

#### Dining Room

12' 7" x 10' 8" (3.84m x 3.25m)

#### Kitchen

14' 2" x 7' 9" (4.32m x 2.36m)

### First Floor

#### Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m)

#### Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

#### Bedroom Three

15' 1" x 7' 3" (4.60m x 2.21m)

#### Family Bathroom

13' 6" x 8' 0" (4.11m x 2.44m)

### Externally

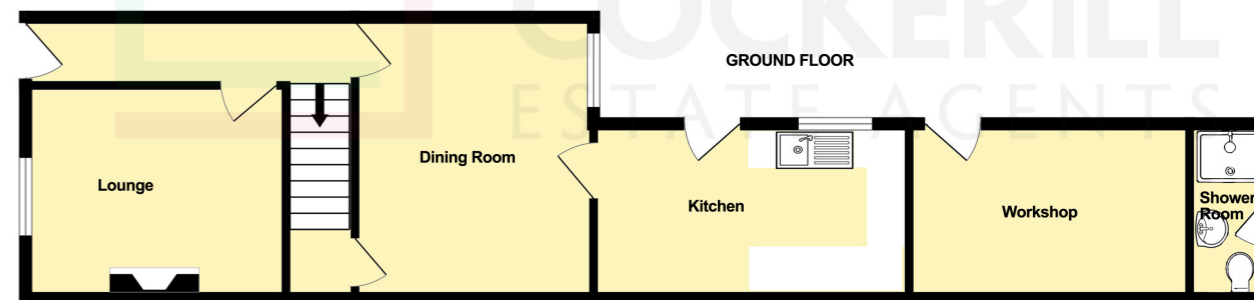
#### Workshop

12' 7" x 8' 7" (3.84m x 2.62m)

#### Workshop Shower Room

8' 2" x 3' 8" (2.49m x 1.12m)

## 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.