



## 90 MAIN STREET

NEW BOLD - ON - AVON  
RUGBY  
WARWICKSHIRE  
CV21 1HW

**£320,000 Freehold**



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is well maintained but would benefit from some modernisation. The property is located on a generous corner plot in the sought after residential area of Newbold-on-Avon and is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Newbold-on-Avon boasts beautiful countryside walks along the Oxford Canal and there are a range of local amenities to include a parade of shops, take away outlets, public houses and St Botolph's Church. There is also excellent local schooling for all ages.

The location is ideal with convenient access to both Coventry and Rugby with the Midland road and motorway networks providing excellent commuter travel. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with wooden herringbone flooring and stairs rising to the first floor landing. The lounge has traditional floor boards and a feature fireplace with electric fire and the separate dining room has French doors opening onto the rear garden. The fitted kitchen has a utility space with plumbing for an automatic washing machine, door to the rear garden and opens out into an entertaining space. There is a study and part tiled ground floor shower room fitted with a shower area with electric shower, low level w.c. and pedestal wash hand basin. The central heating boiler is located in the cupboard in the shower room.

To the first floor, the landing has a storage cupboard and loft hatch with pull down ladder giving access to predominantly boarded loft space. There are three well proportioned bedrooms and a fully tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower over, low level w.c. and pedestal wash hand basin.

The property benefits from leaded Upvc double glazing and has gas fired central heating to radiators which currently does not work.

Externally, there are gardens to three sides with a blocked paved driveway to the front proving ample off road parking for approximately four vehicles and gives access to the detached double garage which has up-and-over door, pedestrian door and window to the side and a useful mechanics pit for vehicle maintenance. There are lawned areas to the front and side and pedestrian access to the rear of the property. The rear garden is enclosed by timber fencing and brick walling to the boundaries and is predominantly laid to lawn with paved patio area to the immediate rear. There is a further paved area providing hard standing for a wooden summerhouse.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

## AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1200 per month approx.

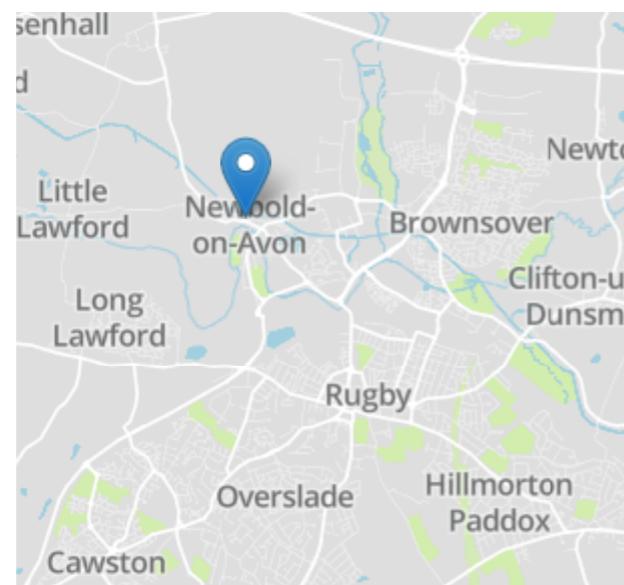
## MORTGAGE & LEGAL ADVICE

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

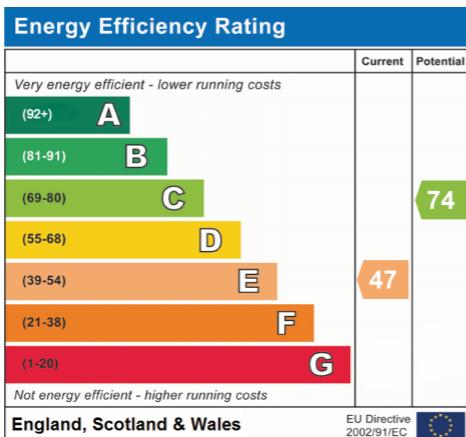
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- A Three Bedroom Semi Detached Property
- Corner Plot in Popular Residential Location
- Lounge with Feature Fireplace and Separate Dining Room
- Kitchen with Utility Space and Entertaining Space, Study
- Ground Floor Shower Room and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators (not working) and leaded Upvc Double Glazing
- Gardens to Three Sides, Ample Off Road Parking and Double Garage
- Early Viewing is Highly Recommended, No Onward Chain



## ENERGY PERFORMANCE CERTIFICATE



## ROOM DIMENSIONS

### Ground Floor

**Entrance Porch**  
6' 4" x 3' 7" (1.93m x 1.09m)  
**Entrance Hall**  
12' 5" x 6' 5" (3.78m x 1.96m)  
**Lounge**  
12' 10" x 12' 4" (3.91m x 3.76m)  
**Dining Room**  
9' 3" x 8' 7" (2.82m x 2.62m)  
**Kitchen**  
10' 7" x 9' 3" (3.23m x 2.82m)  
**Utility Space**  
4' 1" x 2' 5" (1.24m x 0.74m)  
**Entertaining Space**  
12' 4" x 9' 3" (3.76m x 2.82m)  
**Study**  
7' 11" x 7' 0" (2.41m x 2.13m)

### Ground Floor Shower Room

7' 0" x 3' 11" (2.13m x 1.19m)

### First Floor

### Landing

9' 0" x 6' 4" (2.74m x 1.93m)

### Bedroom One

12' 11" maximum x 10' 11" (3.94m maximum x 3.33m)

### Bedroom Two

12' 11" maximum x 10' 10" (3.94m maximum x 3.30m)

### Bedroom Three

7' 8" x 7' 7" (2.34m x 2.31m)

### Family Bathroom

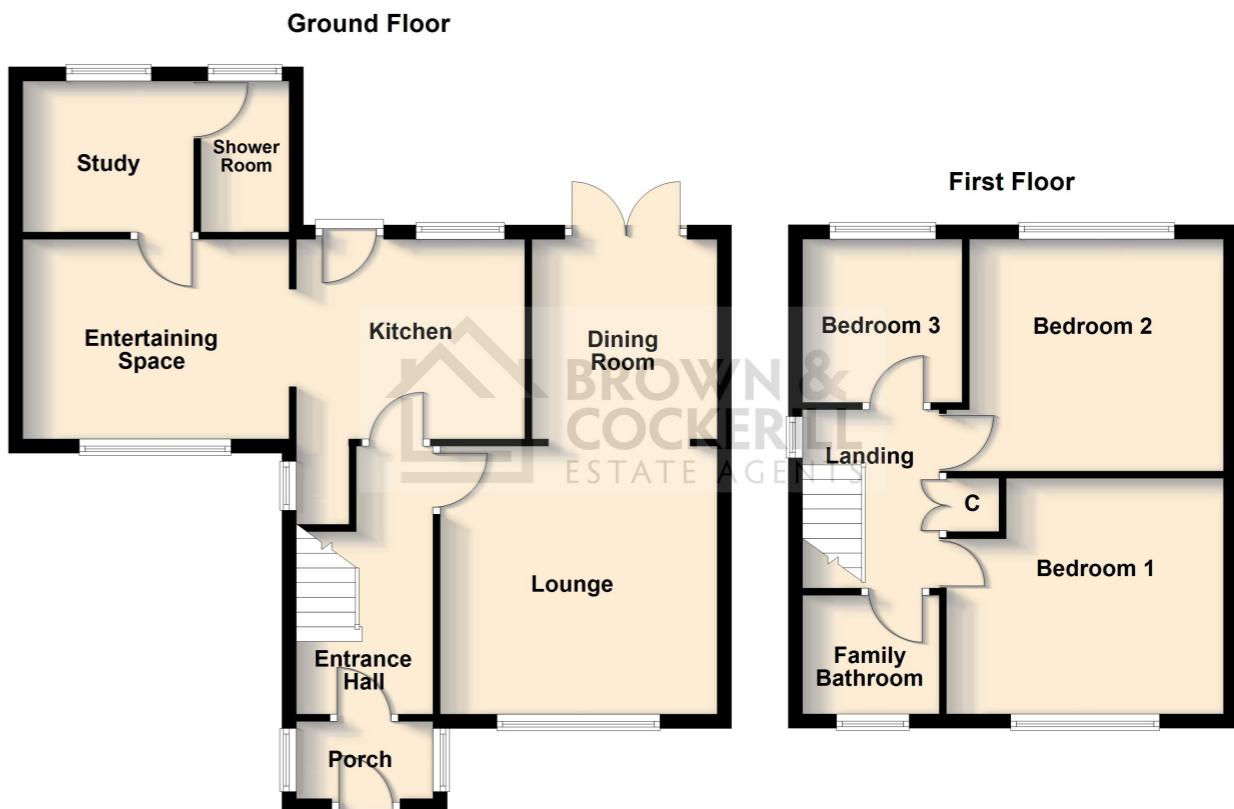
6' 4" x 5' 5" (1.93m x 1.65m)

### Externally

### Double Garage

18' 10" x 15' 0" (5.74m x 4.57m)

## 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.