



357 NEWBOLD ROAD

Offers Over £320,000 Freehold

NEWBOLD ON AVON
RUGBY
WARWICKSHIRE
CV21 1EH



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious two bedroom detached bungalow, situated on a generously sized plot and located in the popular residential area of Newbold on Avon. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a comprehensive range of amenities within the area to include a parade of shops and stores, supermarket, church, public houses, takeaway outlets and excellent local schooling for all ages.

There are bus routes to Rugby town centre, easy commuter access to the Midland motorway network and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

In brief, the accommodation comprises of an entrance hall with doors off to the lounge with a feature fireplace and bay window, The fitted kitchen/breakfast room has an oven, hob with extractor over and a separate utility room with space and plumbing for appliances. The conservatory has three sets of sliding doors and a further door opening onto the rear garden and there are two spacious double bedrooms. (Bedroom two is currently being used as a dining room). The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over, vanity unit with inset wash hand basin and low level w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally there is a block paved driveway providing ample off road parking with gated access to the side and rear and leading to the detached garage. The bungalow is set on a generous plot with a large and enclosed rear garden which is predominantly laid to lawn with a decking area and enjoys a private aspect. There are fruit trees, various plants and shrubs and a quaint summerhouse.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 88 m² (947 ft²).

AGENTS NOTES

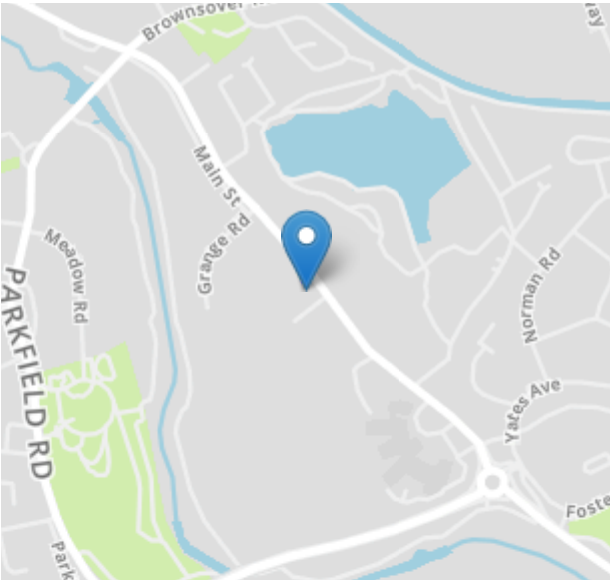
Council Tax Band 'C'.
Estimated Rental Value: £1150 pcm approx.
What3Words: ///member.matter.trader

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 Two Bedroom Detached Bungalow Set on a Generous Plot
- Popular Residential Location with Walks Along the Oxford Canal
- Lounge with Feature Fireplace and Conservatory
- Fitted Kitchen/Breakfast Room with Oven, Hob and Separate Utility Room
- Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Large Rear Garden, Off Road Parking and Garage
- Early Viewing Considered Essential



ROOM DIMENSIONS

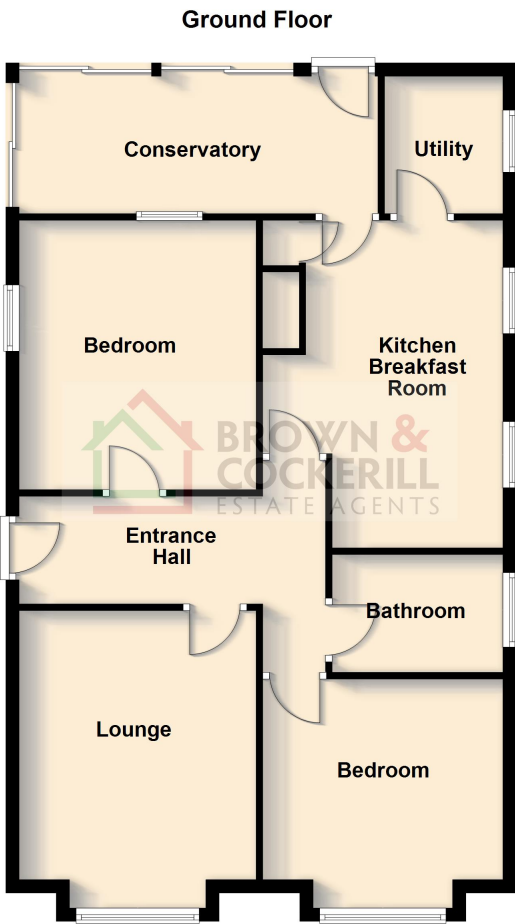
Ground Floor

- Entrance Hall
14' 9" x 9' 9" (4.50m x 2.97m)
- Lounge
13' 4" x 11' 9" (4.06m x 3.58m)
- Kitchen/Breakfast Room
16' 3" maximum x 10' 4" maximum (4.95m maximum x 3.15m maximum)
- Utility Room
6' 10" x 5' 10" (2.08m x 1.78m)

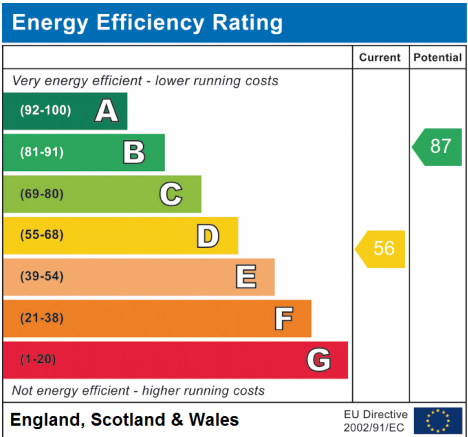
Conservatory

- 16' 5" x 6' 6" (5.00m x 1.98m)
- Bedroom One
11' 11" x 9' 11" (3.63m x 3.02m)
- Bedroom Two
13' 5" x 11' 10" (4.09m x 3.61m)
- Family Bathroom
8' 5" x 5' 10" (2.57m x 1.78m)
- Externally
- Garage

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE



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.