



THE COACH HOUSE

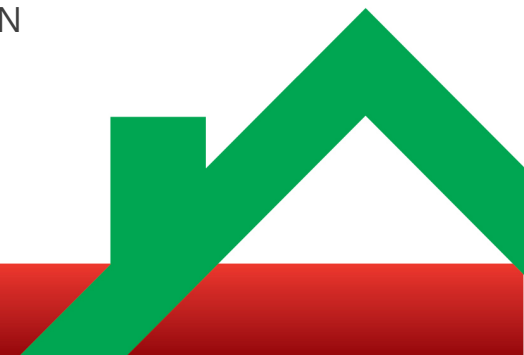
Guide Price £350,000 Freehold

68 MAIN STREET, NEWBOLD-ON-AVON
RUGBY
WARWICKSHIRE
CV21 1HW



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this delightful two bedroom detached coach house which is believed to be the former workshop of Sir Frank Whittle. The property is nestled in the heart 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 is a popular residential area and boasts beautiful countryside walks along the Oxford Canal. 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 hall with stairs rising to the first floor landing and doors off to a lounge with a feature fireplace and inset electric fire. The kitchen/breakfast room has a four ring hob with extractor over and oven beneath and has a range of integrated appliances to include a fridge and freezer, slimline dishwasher and tumble dryer. There are ceiling spotlights, a wooden barn/stable door giving access to the rear garden and tiled flooring throughout the ground floor level. The conservatory is located at the rear of the property and has doors opening onto the rear garden.

To the first floor, the landing has a feature window and doors off to the master bedroom which has dual aspect windows overlooking the canal and there is a separate dressing area fitted with hanging rails and drawers. There is a study/dressing area with fitted wardrobes that opens into the second well-proportioned bedroom. The family bathroom is fitted with a three piece white suite, has a feature exposed brick wall, heated towel rail, ceiling spot lights and extractor.

The property benefits from gas fired central heating via a wall mounted combination boiler located in the kitchen and Upvc double glazing.

Externally, access to the property is gained through gates onto a gravelled driveway providing secure off road parking. There is a fore garden with a paved patio area, metal lock up with power and lighting connected and benefits from space and plumbing for an automatic washing machine. Gated side pedestrian access leads to an enclosed rear garden which is predominantly laid to lawn with a pebbled patio area.

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

AGENTS NOTES

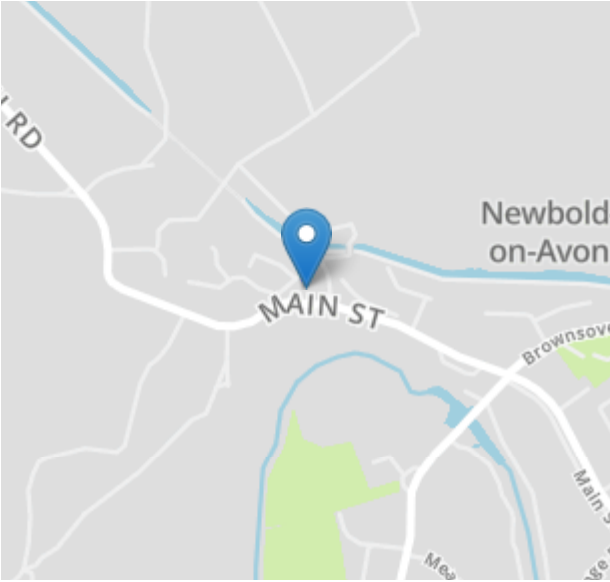
Council Tax Band 'D'.
What3Words: ///escape.splash.leaned

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 Coach House in Popular Residential Location**
- **Lounge with Feature Fireplace**
- **Kitchen/Breakfast Room with Fitted Appliances and Conservatory**
- **Study/Dressing Area to Bedroom Two and Further Family Bathroom**
- **Master Bedroom with Separate Dressing Room**
- **Upvc Double Glazing and Gas Fired Central Heating**
- **Secure Gated Access, Off Road Parking and Enclosed Rear Garden**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

- Ground Floor**

Entrance Hall
09' 9" x 5' 0" (2.97m x 1.52m)

Lounge
15' 8" x 9' 11" (4.78m x 3.02m)

Kitchen/Breakfast Room
15' 7" x 9' 6" (4.75m x 2.90m)

Conservatory
11' 9" x 10' 9" (3.58m x 3.28m)

First Floor

Landing
12' 7" x 9' 0" maximum (3.84m x 2.74m maximum)
- Bedroom One**
15' 4" x 9' 6" (4.67m x 2.90m)

Dressing Area
6' 2" x 4' 1" (1.88m x 1.24m)

Study/Dressing Area (with Shower)
9' 11" into wardrobes x 9' 0"maximum (3.02m into wardrobes x 2.74m maximum)

Bedroom Two
09' 9" x 6' 6" (2.97m x 1.98m)

Family Bathroom
10' 0" x 6' 5" (3.05m x 1.96m)

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.