



12 ALMOND GROVE

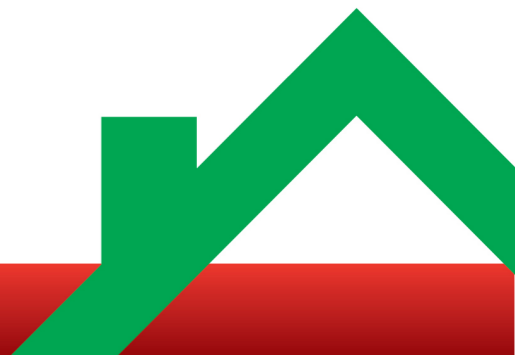
£275,000 Freehold

NEWBOLD ON AVON
RUGBY
WARWICKSHIRE
CV21 1HP



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 semi detached property which is located in the popular residential area of Newbold on Avon, Rugby. The property 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 under stairs cloakroom/w.c., where the gas fired combination central heating boiler is located. There is a through lounge/dining room with a bay window, feature fireplace and sliding doors giving access to the conservatory. The galley kitchen has a one and a half ceramic sink and drainer, space for a cooker and upright fridge/freezer with further space and plumbing for an automatic washing machine and dishwasher. There is a pedestrian door giving access to the rear garden.

To the first floor, the landing has a window to the side and doors off to the master bedroom with a bay window with seat area, bedroom two with a large storage cupboard and a well proportioned third bedroom. The fully tiled family bathroom is fitted with a three piece white suite to include a P-shaped 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, to the front is a lawned area and large block paved driveway offering ample off road parking and pedestrian access to the rear garden via a low level gate. Within the enclosed rear garden is a concrete block garage. The garden has a patio area to the immediate rear, paved area to the side with a lawn. At the end of the garden is a further slabbed area and large decking area with steps up to a gate that has picturesque views over the Oxford Canal.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'C'.

Estimated Rental Value: £1300 pcm approx.

What3Words: ///funded.upper.spins

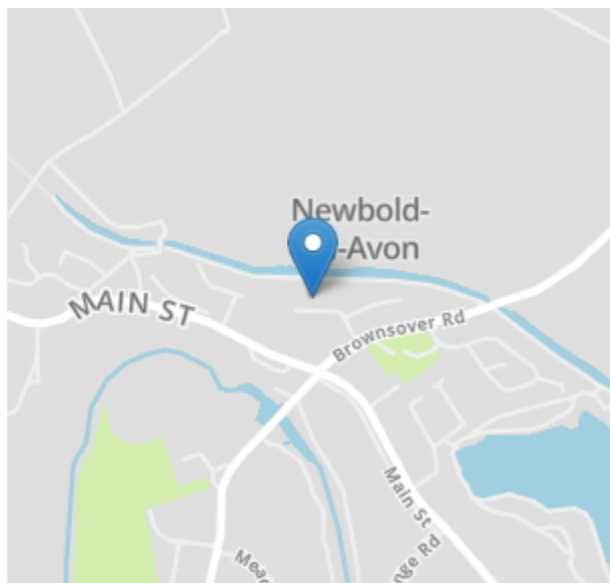
MORTGAGE & LEGAL ADVICE

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**
- **Popular Residential Location**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom**
- **Lounge/Dining Room with Feature Fireplace, Bay and Sliding Doors to Conservatory**
- **Galley Kitchen with Space and Plumbing for Appliances**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

14' 10" x 5' 9" (4.52m x 1.75m)

Ground Floor Cloakroom/W.C.

6' 2" x 2' 5" (1.88m x 0.74m)

Lounge/Dining Room

24' 11" maximum - excluding bay window x 11' 3" maximum (7.59m maximum - excluding bay window x 3.43m maximum)

Conservatory

11' 0" x 10' 1" (3.35m x 3.07m)

Kitchen

16' 5" x 6' 11" (5.00m x 2.11m)

First Floor

Landing

8' 0" x 5' 10" (2.44m x 1.78m)

Bedroom One

11' 3" x 10' 7" excluding bay window (3.43m x 3.23m excluding bay window)

Bedroom Two

13' 2" x 10' 1" (4.01m x 3.07m)

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

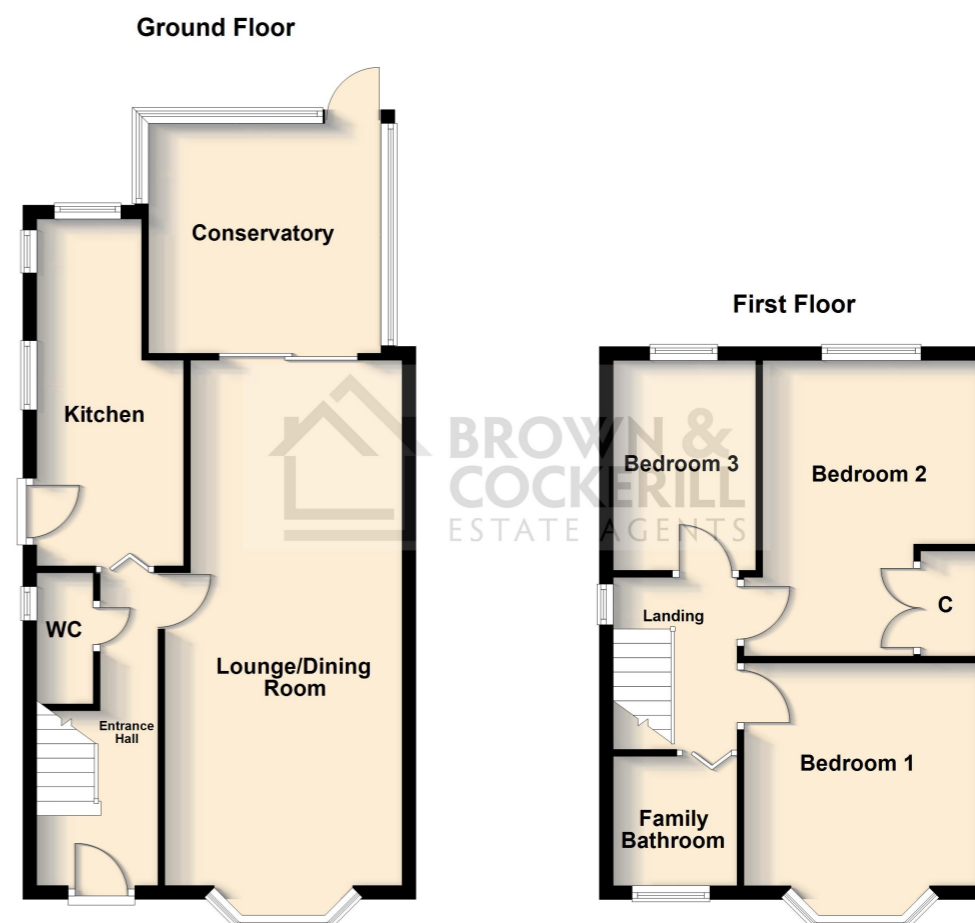
Family Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

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.