



385 NEWBOLD ROAD

£279,950 Freehold

NEWBOLD-ON-AVON
RUGBY
WARWICKSHIRE
CV21 1EP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this four bedroom semi detached property located in Newbold-on-Avon, Rugby. The property is of standard brick built construction with a tiled roof.

There are a comprehensive range of amenities within the area to include a parade of shops and stores, supermarket, public houses, church, secondary school and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A14 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief comprises of an entrance porch, entrance hall, lounge with feature fireplace, open plan kitchen/dining room with doors off the dining area giving access to the conservatory, inner lobby/utility area with space and plumbing for an automatic washing machine and tumble dryer, ground floor bedroom with patio door opening onto the rear garden and has the benefit of an en-suite shower room.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a white suite to include a bath with shower over, low level w.c. and wash hand basin.

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

Externally, to the front of the property is a driveway providing ample off road parking for several vehicles. The good sized rear garden has a patio area to the immediate rear which offers an ideal space for al-fresco dining and entertaining. The remainder of the garden is laid to lawn with various shrubs to the side and offers a good degree of privacy and backs onto the River Avon. There is a garden shed.

Early Viewing is considered essential to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 91 m² (979 ft²).

AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///needed.soil.grass

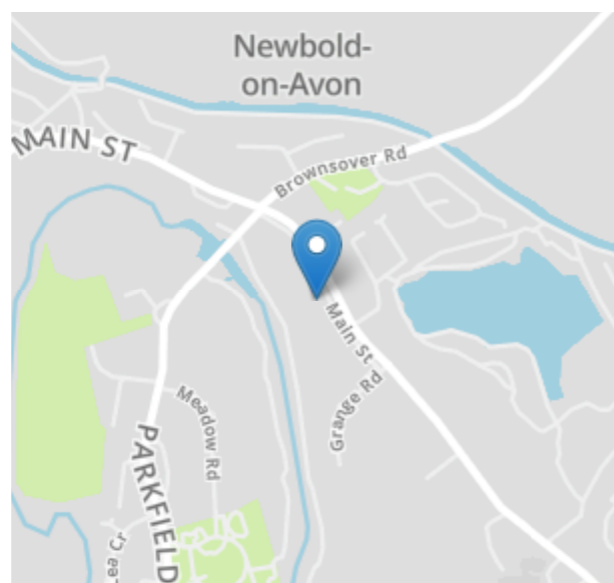
MORTGAGE & LEGAL ADVICE

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 Four Bedroom Semi Detached Property
- Lounge with Feature Fireplace
- Open Plan Kitchen/Dining Room, Conservatory and Inner Lobby/Utility Area
- Ground Floor Bedroom with En-Suite Shower Room
- First Floor Family Bathroom with White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking and Good Sized Rear Garden
- Early Viewing is Considered Essential and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	72

ROOM DIMENSIONS

Ground Floor

Entrance Porch

5' 7" x 3' 9" (1.70m x 1.14m)

Entrance Hall

13' 8" x 5' 5" (4.17m x 1.65m)

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Open Plan Kitchen/Dining Room

8' 5" x 7' 6" (2.57m x 2.29m) Kitchen Area

11' 0" x 10' 11" (3.35m x 3.33m) Dining Area

Ground Floor Bedroom

15' 2" x 10' 5" (4.62m x 3.17m)

En-Suite Shower Room

8' 2" x 4' 6" (2.49m x 1.37m)

Conservatory

12' 0" x 6' 2" (3.66m x 1.88m)

First Floor

Bedroom One

12' 4" x 10' 3" into wardrobes (3.76m x 3.12m into wardrobes)

Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom Three

6' 10" x 6' 2" (2.08m x 1.88m)

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

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.