

22 GRANGE ROAD

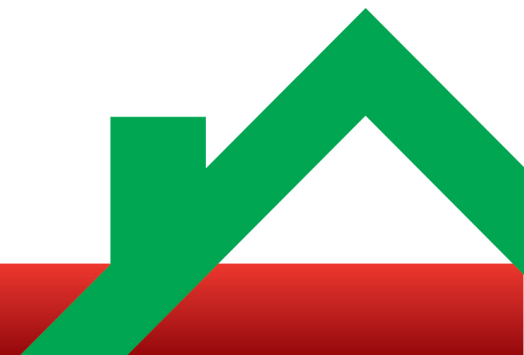
Offers Over £270,000 Freehold

NEWBOLD ON AVON  
RUGBY  
WARWICKSHIRE  
CV21 1EJ



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 with an attic room and located in the popular residential area of 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, bus routes to Rugby town centre and walks along the Oxford canal.

Easy commuter access is available to the surrounding 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.

In brief, the accommodation comprises of an entrance hall with a large storage cupboard (5' 1" x 2' 9" (1.55m x 0.84m)) and stairs rising to the first floor landing. The spacious lounge/dining room has a feature fireplace with multi burning stove and sliding patio doors leading through to the garden room. The kitchen/dining room has a four ring gas hob with extractor over, oven, space and plumbing for an automatic washing machine (which the vendor is happy to leave), space and plumbing for a dishwasher and a separate utility room and door opening onto the rear garden. The garden room has doors and views to the rear garden.

To the first floor, the landing has stairs giving access to an attic study area and bedroom both with limited head height and two velux windows. There are three further well proportioned bedrooms and a family shower room fitted with a double shower cubicle, low level w.c. and vanity unit with wash hand basin.

The property benefits from Upvc double glazing, gas fired central heating via a combination boiler and all mains services are connected.

Externally, to the front of the property is a block paved driveway providing ample off road parking, lawned area and gated access to the rear. The private south facing rear garden backs onto the River Avon and has a block paved patio area ideal for al fresco dining and entertaining with the remainder of the garden being laid to lawn. There is a newly constructed good sized workshop with power and lighting connected and a garden shed.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 108 m<sup>2</sup> (1162 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'  
Estimated Rental Value; £1200 pcm approx.  
What3Words: ///fuzzy.complains.shades

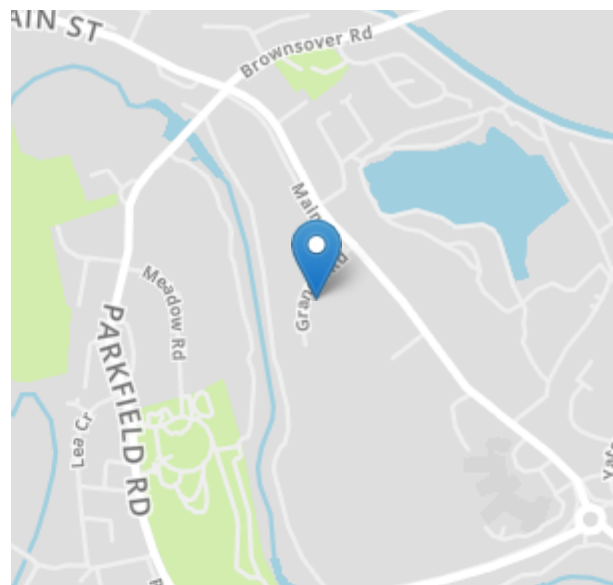
## MORTGAGE & LEGAL ADVICE

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 with Attic Room in Popular Residential Location**
- **Lounge/Dining Room with Feature Fireplace**
- **Kitchen/Breakfast Room with Separate Utility, Garden Room**
- **Attic Space with Study and Bedroom**
- **First Floor Family Shower Room with Double Shower Cubicle**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Rear South Facing Garden, Workshop and Off Road Parking**
- **Early Viewing is Advised**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

4' 0" x 3' 3" (1.22m x 0.99m)

#### Lounge/Dining Room

19' 9" x 11' 4" (6.02m x 3.45m)

#### Kitchen/Breakfast Room

11' 0" x 9' 7" (3.35m x 2.92m)

#### Utility Room

6' 4" x 5' 8" (1.93m x 1.73m)

#### Garden Room

8' 4" x 7' 4" (2.54m x 2.24m)

### First Floor

#### Bedroom One

11' 5" x 11' 3" (3.48m x 3.43m)

#### Bedroom Two

11' 3" x 9' 6" maximum (3.43m x 2.90m maximum)

#### Bedroom Three

13' 3" x 8' 4" maximum (4.04m x 2.54m maximum)

#### Family Shower Room

7' 8" x 5' 4" (2.34m x 1.63m)

#### Attic Room

11' 4" x 9' 1" (3.45m x 2.77m) Study Area with limited head height

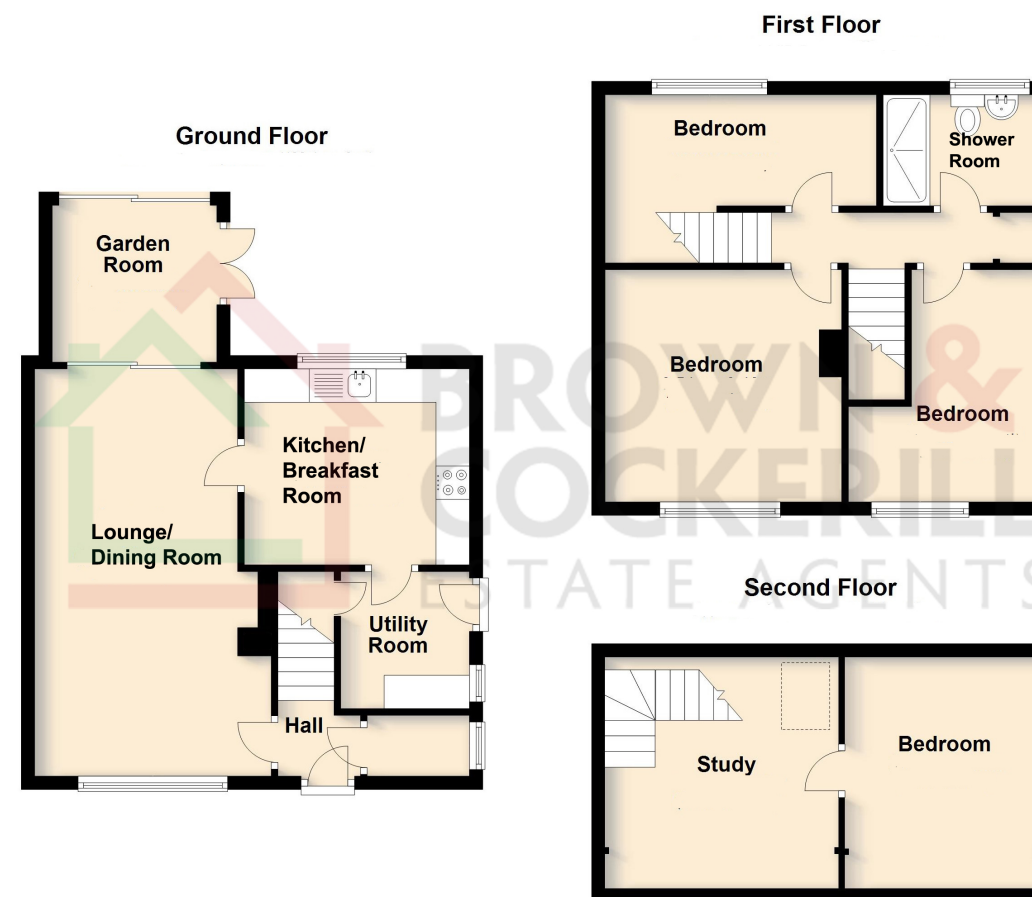
9' 6" x 9' 5" (2.90m x 2.87m) Bedroom with limited head height

#### Externally

#### Workshop

18' 2" x 9' 2" (5.54m x 2.79m)

## 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.