69 Fosterd Road
Newbold
RUGBY
CV21 1DE

Guide Price £225,000

- THREE BEDROOM
- NO ONWARD CHAIN
- FAMILY BATHROOM
- GAS RADIATOR HEATING
- FRONT AND REAR GARDENS
- MID TERRACE HOME
- KITCHEN / DINER
- OUTHOUSE & W.C.
- SOLAR PANELS
- ENERGY EFFICIENCY RATING B

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A three bedroom mid terrace home located on the edge of the village of Newbold overlooking a playing field. In brief the accommodation comprises; entrance hall, lounge, and kitchen/diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens, and a brick built outhouse with w.c. and storage. This property additionally benefits from double glazing, gas fired radiator heating and solar panels.
Newbold is ideally located having a range of amenities, to include, a church, highly regarded schooling, local stores, and pubs. There is also easy access to Rugbys retail parks, Rugby College, major motorways (including M1 and M6.) and Rugby Railway Station, which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via part glazed hardwood entrance door into:

Entrance Hall
Radiator. Meter cupboard. Stairs rising to first floor. Doors with glazed panels off to lounge and kitchen.

Lounge
13'9" x 12'1" (4.20m x 3.70m)
Window to front aspect. Radiator. Feature fireplace. Door to:

Kitchen / Diner
17'4" x 8'10" (5.30m x 2.71m)
Fitted with a range of base and wall mounted units. Work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in double oven. Gas hob with extractor hood over. Built in fridge/freezer. Space and plumbing for a washing machine. Radiator. Two windows overlooking rear garden. Door leading to garden. Opening to pantry with shelving and small window. Storage cupboard.

First Floor Landing
Access to loft space. Cupboard housing wall mounted boiler. Window to rear. Doors off to bedrooms and bathroom.

Bedroom One
13'1" x 9'10" (4.01m x 3.01m)
Window to front. Radiator. Built in wardrobe.

Bedroom Two
12'1" x 9'6" (3.70m x 2.90m)
Window to front. Radiator. Built in wardrobe.

Bedroom Three
9'10" x 8'10" (3.01m x 2.71m)
Window to rear. Radiator.

Bathroom
With suite to comprise; bath with electric shower over, wash hand basin, and low level w.c. Extractor fan. Radiator. Window to rear elevation.

Front Garden
Pathway to entrance. Area laid to lawn. Shrubs. Hedges to to boundaries.

Rear Garden
Patio area. Area laid to lawn. Steps up to further raised patio area. Shrubs to rear and sides. Outside tap. Timber fencing to boundary.

Outhouse
With gardeners toilet and two storage rooms.

Agents Note
Local Authority: Rugby
Council Tax Band: B
Energy Efficiency Rating: B

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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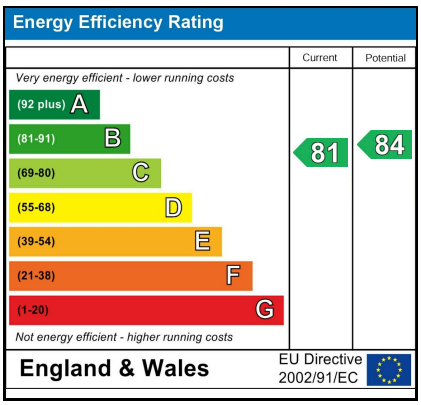

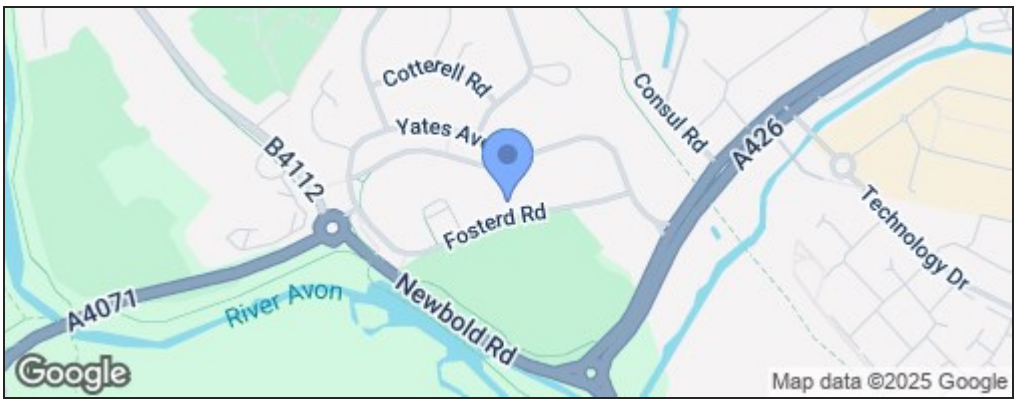

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