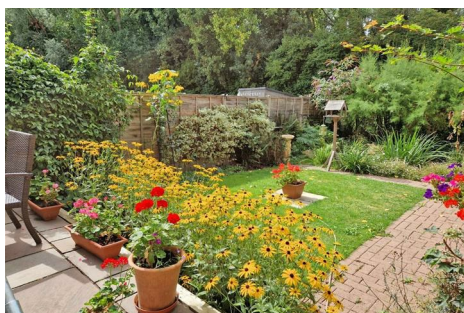


**26 Grange Road
Newbold
RUGBY
CV21 1EJ**

£275,000



- **VIEWS TO REAR**
- **FOUR BEDROOMS**
- **CUL DE SAC LOCATION**
- **SEMI DETACHED HOUSE**
- **SPACIOUS RECEPTION ROOM**

- **VACANT POSSESSION**
- **DOWNSTAIRS W.C.**
- **GARAGE & OFF ROAD PARKING**
- **EPC RATING D**
- **CLOSE TO LOCAL AMENITIES**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Located in Grange Road in Newbold, Rugby, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting four bedrooms, this property offers ample room for comfortable living and personalisation. The well-proportioned reception room serves as a welcoming space for relaxation and entertaining, making it the heart of the home.

The property features a well-appointed bathroom, ensuring convenience for all residents. With parking available for up to three vehicles, you will find that this home caters to the needs of modern living, providing both practicality and ease.

The surrounding area of Newbold is known for its friendly community atmosphere and convenient access to local amenities, including shops, schools, and parks. This location is ideal for those seeking a balance of tranquillity and accessibility, with Rugby town centre just a short distance away.

In summary, this semi-detached house on Grange Road is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. With its generous living space, ample parking, and proximity to local conveniences, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Doors off to kitchen/diner and w.c. Upvc door and window to side.

Lounge

20'4" x 11'5" (6.20m x 3.50m)

Window to front aspect. Patio doors opening to rear garden. Decorative fireplace. Two radiators. Door to kitchen/diner.

Kitchen / Diner

11'1" x 9'10" (3.40m x 3.01m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap. Gas cooker and hob with extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Window to rear aspect.

Downstairs W.C.

With wash hand basin and low level w.c. Radiator. Window to side elevation.

First Floor Landing

Airing cupboard housing the boiler. Doors off to bedrooms and shower room. Double doors to stairs rising to second floor bedroom.

Bedroom One

11'5" x 11'5" (3.50m x 3.50m)

Window to front aspect. Radiator.

Bedroom Two

11'5" x 9'6" (3.50m x 2.91m)

Window to front aspect. Radiator

Bedroom Three

11'5" x 8'10" (3.50m x 2.70m)

Window to rear aspect. Radiator.

Shower Room

With suite to comprise; double shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Radiator. Window to rear elevation.

Second Floor Bedroom

21'0" x 11'5" (6.41m x 3.50m)

Via glazed fire door. Two windows to rear aspect. Eaves storage. Radiator.

Front Garden

Block paved driveway providing off-road parking. Area laid to lawn. Plant and shrub borders. Pathway and step up to front entrance. Twin wooden gates give access to further parking and garage.

Garage

Double timber doors. Power and lighting.

Rear Garden

Raised patio area. Block paved pathway. Area laid to lawn. Plant and shrub borders. Pond. Enclosed by timber fencing. Service door and gate leading to garage and woodland.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D



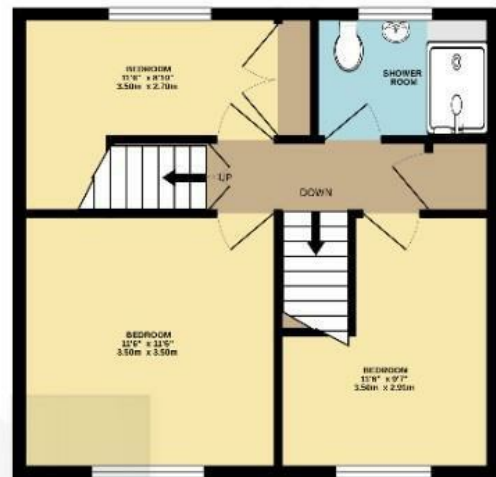




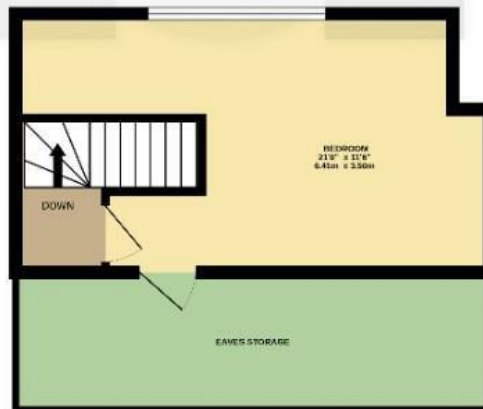
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



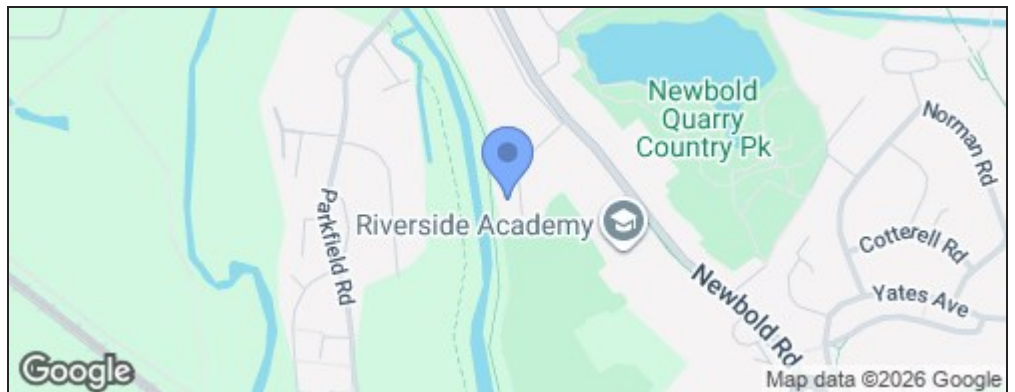
2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.