

**381 Newbold Road
Newbold on Avon
RUGBY
CV21 1EP**

£325,000



- **FOUR BEDROOM**
- **SEMI DETACHED HOME**
- **ONE RECEPTION ROOM**
- **IDEAL FAMILY HOME**
- **VIEWING RECOMMENDED**

- **FOUR PIECE BATHROOM**
- **LOCATED ON NEWBOLD ROAD**
- **CLOSE TO LOCAL AMENITIES**
- **EASY ACCESS TO TRANSPORT**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Newbold Road in Rugby, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house features a single bathroom, designed to cater to the needs of a busy household while ensuring privacy and comfort. The layout of the property is both practical and inviting, making it easy to envision your life here.

This semi-detached house on Newbold Road presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.

Newbold on Avon offers a delightful blend of riverside tranquillity and village charm, just a short distance from Rugby town centre. Rich in history and character, this sought-after area features the scenic River Avon and Oxford Canal, with picturesque walks and historic landmarks such as St. Botolph's Church and the Newbold Tunnel adding to its appeal. Residents enjoy a welcoming community atmosphere, complemented by local shops, cosy pubs, and well-regarded schools. With easy access to Rugby's transport links including M1 and M6, and direct rail services to London and Birmingham. Newbold on Avon is perfect for buyers seeking a peaceful lifestyle with excellent connectivity and timeless charm.

Accommodation Comprises

Entry via opaque part glazed upvc front entrance door to:

Entrance Porch

Two opaque glazed side panels. Timber flooring. Part glazed hardwood door into:

Entrance Hall

Stairs rising to first floor. Radiator. Timber flooring. Access to understairs storage which has plumbing for a w.c. and a wash hand basin. Connecting doors to:

Bedroom Five / Study (Extension)

13'5" x 6'7" (4.09 x 2.02)

Window to front aspect. Radiator.

Kitchen / Diner

18'11" x 18'0" maximum measurements (5.78 x 5.51 maximum measurements)

Via glazed timber door.

Kitchen Area

15'8" x 7'3" (4.79 x 2.22)

Fitted with a range of base and eye level units. Roll top work surface space incorporating a ceramic double sink and drainer unit with mixer taps over. Coordinated part tiled walls. Integrated electric oven. Five ring gas hob. Integrated fridge and freezer. Window to rear aspect. Window to side aspect. Opaque part glazed door to the side aspect.

Dining Area

12'4" x 11'5" (3.78 x 3.49)

Glazed door to rear with two glazed side panels. Sliding door through to:

Lounge

12'8" x 10'11" (3.88 x 3.33)

Bay window to front aspect. Feature fireplace with conglomerate hearth and timber surround. Radiator. Timber flooring.

Utility Area

Gas fired combi boiler. Roll top work surface space. Space and plumbing for a washing machine. Space for a tumble dryer.

Further Utility Area

With roll top work surface. Plumbing for a sink. Storage cupboards. Recessed spotlights.

First Floor Landing

Access to loft space. Connecting doors off to:

Bedroom One

12'4" x 10'11" (3.78 x 3.33)

Window to the rear aspect. Radiator.

Bedroom Two

12'8" x 10'11" (3.88 x 3.33)

Bay window to the front aspect. Radiator.

Bedroom Three

16'3" x 6'7" (4.96 x 2.02)

Window to front aspect. Window to rear aspect. Two radiators.

Bedroom Four

6'5" x 6'9" (1.96 x 2.08)

Window to the front aspect. Radiator.

Bathroom

With four piece suite to comprise; large shower cubicle with electric shower, roll top bath with telephone style shower attachment, wash hand basin set on a vanity unit, and a low level w.c. Heated towel rail. Opaque window to rear elevation.

Rear Garden

Patio area adjacent to the property. Further patio area with raised flower beds. Gate leading to area laid to lawn. Brick built storage shed. Greenhouse. Further area for planting. Enclosed by timber panel fencing with gated rear pedestrian access.

Front Garden

Block paved driveway providing off road parking for several vehicles.

Agents Note

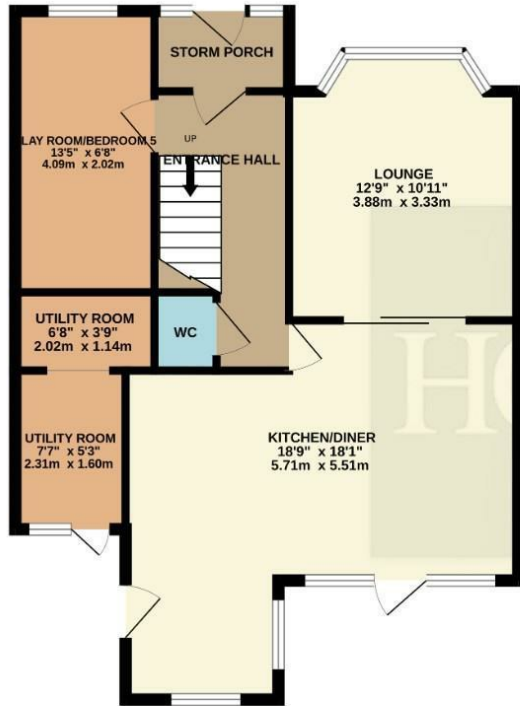
Council Tax Band: D

Energy Efficiency Rating: TBC

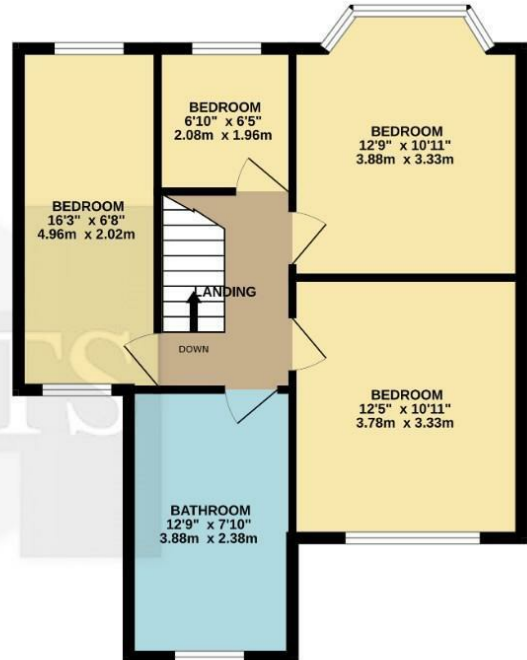




GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



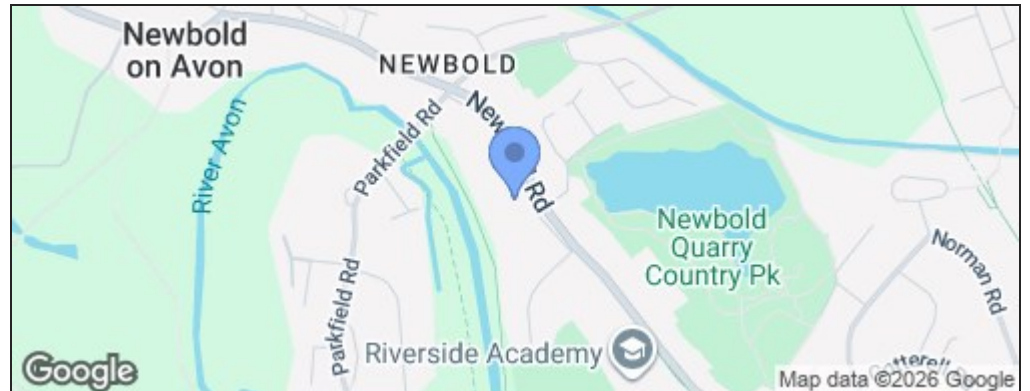
1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 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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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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.