

**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**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

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

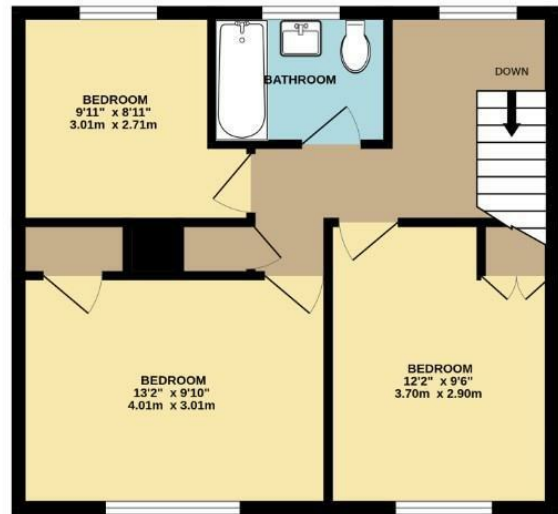




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



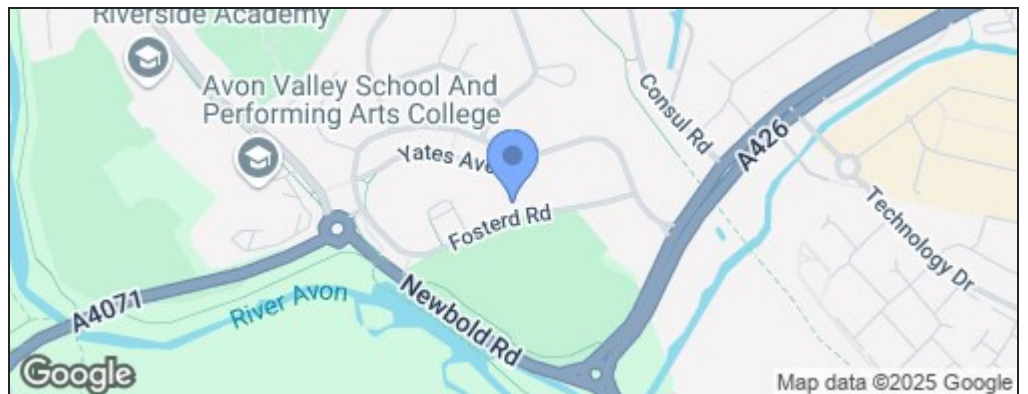
1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.