

**69 Yates Avenue  
Newbold  
RUGBY  
CV21 1DF  
£260,000**



- **FOUR BEDROOM SEMI DETACHED PROPERTY**
- **KITCHEN DINER**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **GROUND FLOOR BEDROOM WITH WET ROOM**
- **THREE FIRST FLOOR BEDROOMS**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully presented, four bedroom, home located in Newbold. In brief, the accommodation comprises; entrance hall, spacious lounge, fitted kitchen/dining room, a ground floor bedroom, and a wet room. To the first floor there are three further bedrooms, and a family bathroom. The property benefits from upvc double glazing, gas radiator heating, and an enclosed rear garden with patio.

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 upvc door.

#### **Hallway**

Stairs rising to first floor landing. Laminate flooring, Understairs storage area. Radiator. Cupboard housing electric meter and gas meter. Doors off to lounge and kitchen/diner.

#### **Lounge**

13'5" x 13'1" (4.11m x 4.01m)

Double glazed window to front. Feature fireplace with gas fire. Radiator. Laminate flooring.

#### **Kitchen/Diner**

20'4" x 9'2" (6.20m x 2.81m)

#### **Dining Area**

Window to rear. Double glazed door opening to rear garden. Radiator. Door to bedroom four.

#### **Kitchen Area**

Matching eye level and base units, Roll edge worksurface space with inset sink unit. Part tiled walls. Tiled flooring. Space for cooker. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Double glazed window to rear.

#### **Bedroom Four**

18'4" x 7'6" (5.61m x 2.31m)

Double glazed window to side. Further double glazed window to front. Radiator. Laminate flooring. Door to wet room.

#### **Wet Room**

7'6" x 6'6" (2.31m x 2.00m)

With suite to comprise; shower with tiled splash backs, wash hand basin, and W.C. Radiator. Extractor fan. Double glazed window to rear.

#### **First Floor Landing**

Double glazed window to side. Cupboard housing boiler. Radiator. Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'1" x 10'11" (4.00m x 3.35m)

Double glazed window to front aspect. Radiator. Built in wardrobes.

#### **Bedroom Two**

13'1" x 9'8" (4.00m x 2.95m)

Double glazed window to rear aspect. Radiator.

**Bedroom Three**

9'2" x 7'10" (2.80m x 2.40m)

Double glazed window to front aspect. Built in cupboard.

**Bathroom**

With suite to comprise, panelled bath, pedestal wash hand basin, and w.c. Radiator. Frosted window to rear elevation.

**Front Garden****Rear Garden****Agents Note**

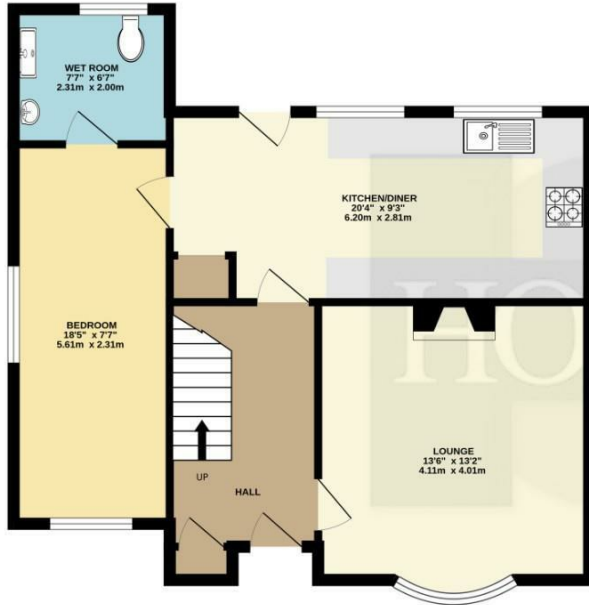
Council Tax Band: B

Energy Efficiency Rating: C

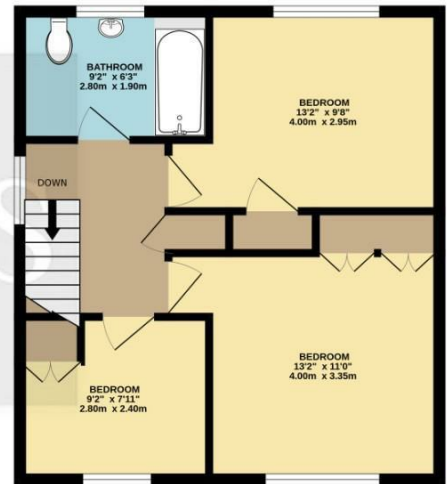




GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



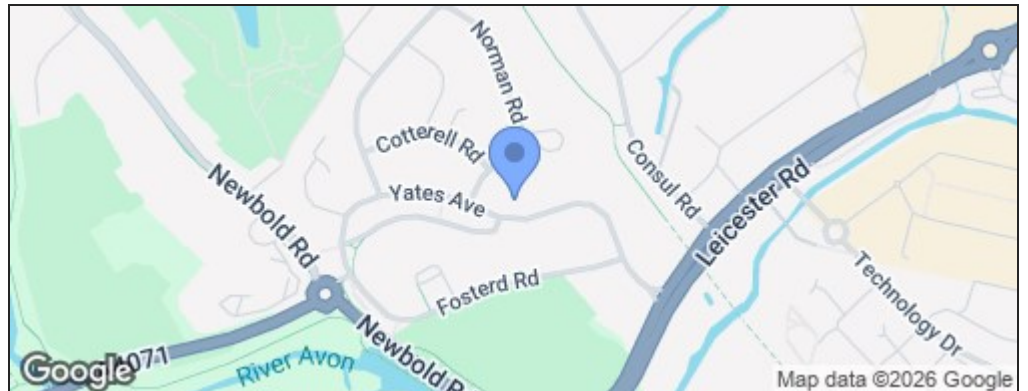
1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             | 69                      | 73        |



## 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.