



11 Lea Crescent Newbold Upon Avon, Rugby, CV21 1EX

Offered for sale with no onward chain, this well-presented three-bedroom end-of-terrace home provides spacious and versatile accommodation, ideal for first-time buyers or those seeking a straightforward move.

The property opens with a welcoming entrance porch leading into a central hallway, giving access to a convenient guest WC. The ground floor offers a well-appointed, fitted kitchen diner, perfect for everyday living and entertaining, alongside a comfortable lounge and a separate study, providing flexible space for home working or additional reception use.

To the first floor are three well-proportioned bedrooms, all offering generous space and natural light, complemented by a family bathroom.

Externally, the property benefits from an enclosed rear garden featuring both lawned and patio areas, ideal for relaxing or outdoor dining. To the front, there is on-street parking

Guide price £185,000

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- No onward chain, enabling a smooth and speedy purchase
- Entrance porch and welcoming hallway
- Comfortable lounge plus separate study/home office
- Double glazing, gas central heating, and on-street parking to the front
- Three well-proportioned bedrooms
- Guest WC on the ground floor
- Family bathroom to the first floor
- End-of-terrace position offering additional privacy
- Spacious fitted kitchen diner ideal for modern living
- Enclosed rear garden with lawn and patio areas

Entrance Porch

Hallway

Guest WC

Kitchen/Diner

12'11" x 10'2" (3.94m x 3.10m)

Lounge

14'9" x 10'2" (4.52m x 3.10m)

Study

7'1" x 5'2" (2.18m x 1.60m)

Bedroom One

15'3" x 8'2" (4.65m x 2.49m)

Bedroom Two

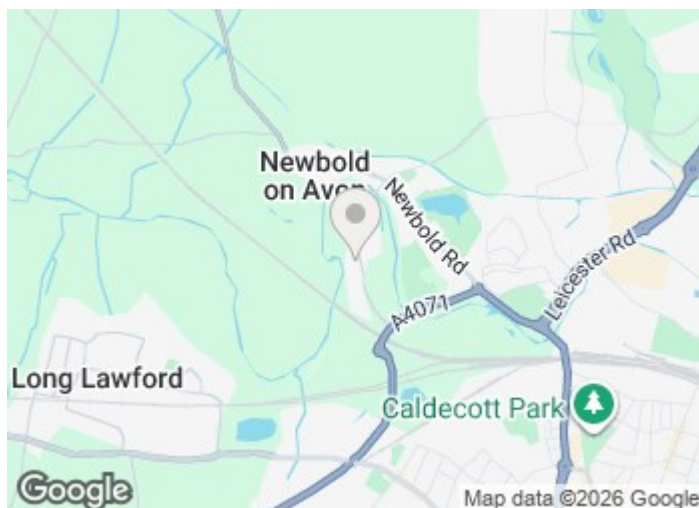
12'9" x 8'0" (3.89 x 2.44)

Bedroom Three

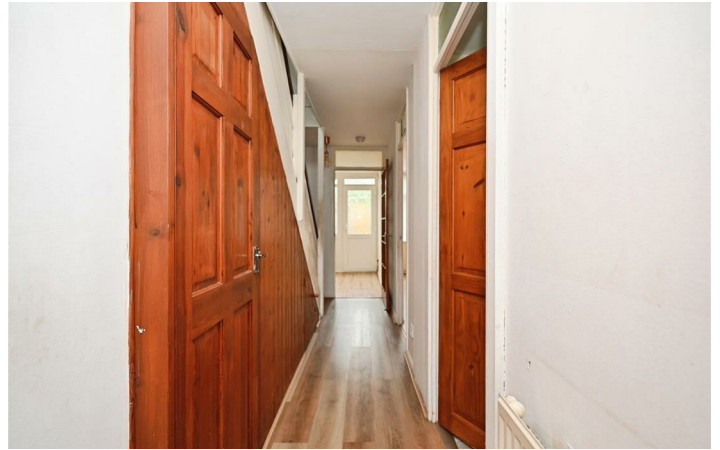
10'0" x 7'5" (3.06 x 2.28)

Bathroom

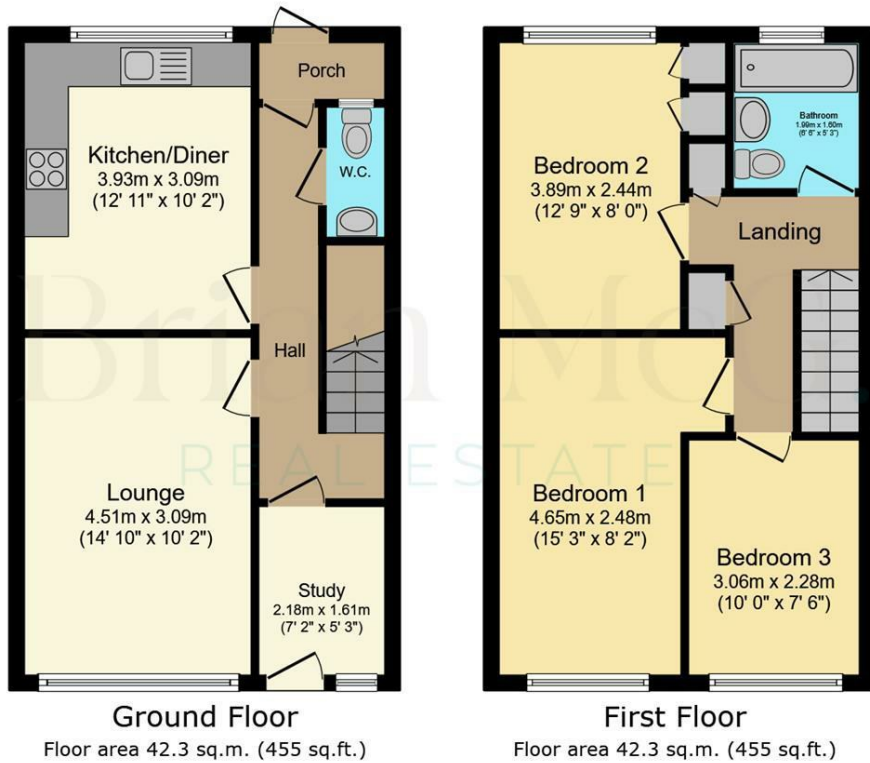
6'6" x 5'2" (1.99 x 1.60)



[Directions](#)



Floor Plan



Total floor area: 84.5 sq.m. (910 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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