**Meadow Road, Newbold, Rugby**
**£260,000**

crowhurst gale

# Meadow Road, Newbold, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached property located in the heart of Newbold Village, Rugby. Ideally situated for local amenities, schooling and transport links. In brief the property comprises: entrance hall, lounge, dining room, kitchen and a conservatory/sun room to the ground floor. To the first floor there are four bedrooms and a bathroom. The property further benefits from: double glazing, gas central heating, off road parking and a large rear garden.

**Entrance Hall**
Doors leading to:

**Dining Room 10'11" x 9'10" (3.35 x 3.02)**
Window to front aspect.

**Lounge 16'4" x 11'10" (5.00 x 3.63)**
Window to front aspect.

**Kitchen 16'9" x 7'3" (5.11m x 2.21m)**
Two double glazed windows to the rear. One and a quarter stainless steel inset sink with mixer tap over. Roll edge worksurface. Matching eye level and base units. Built in oven and hob with re-circulating fan above. Tiled splashbacks. Plumbing for dishwasher. Space for fridge freezer. Electricity consumer unit. Radiator. Door leading into ground floor cloakroom. Double glazed door leading into conservatory.

**WC**
Toilet and wash hand basin. Storage.

**Conservatory/Sun Room 15'10" x 9'0" (4.83 x 2.76)**
Double glazed with solid roof.

**First Floor Landing**
Loft access. Doors leading off into:-

**Bedroom One 14'11" x 10'0" (4.57m x 3.05m)**
Double glazed window to the front. Built in wardrobes.

**Bedroom Two 12'9" x 7'4" (3.89m x 2.26m)**
Double glazed window to the rear. Radiator.

**Bedroom Three 11'10" x 8'3" (3.63m x 2.54m)**
Double glazed window to the front. Picture rail. Radiator.

**Bedroom Four 10'7" x 9'3" (3.23m x 2.82m)**
Double glazed window to the rear. Picture rail. Radiator. Airing cupboard housing hot water tank.

**Bathroom**
Panelled bath with telephone style shower over and tiled splashbacks. Low flush wc. Pedestal wash hand basin. Radiator. Extractor fan.

**Rear Garden**
The garden is a particular feature of this property, with a large garden providing plenty of space for outdoor living and entertaining. The garden is fully enclosed and is perfect for families or those who enjoy gardening.

**Market Appraisal**
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

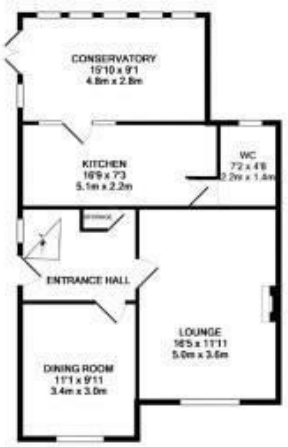
**Conveyancing Services**
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

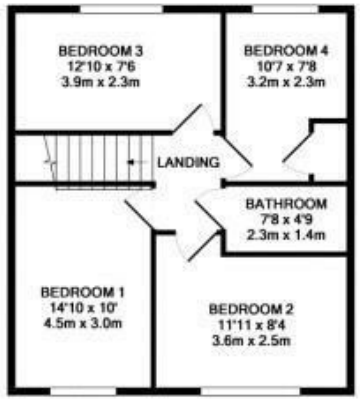
**Tax Band**
Tax Band: C

**Local Authority**
Rugby Borough Council

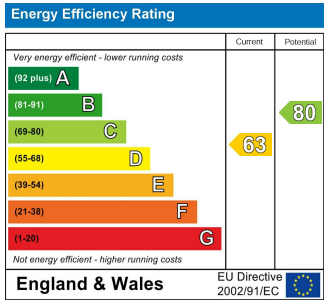
**Viewing**
By appointment only through Crowhurst Gale Estate Agents
01788 522266

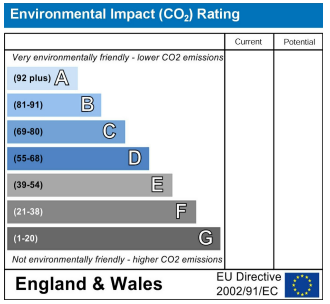



GROUND FLOOR
APPROX. FLOOR
AREA 889 SQ.FT.
(84.0 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)




**31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ**
**Tel: 01788 522 266**
**property@crowhurst-gale.co.uk**
**www.crowhurst-gale.co.uk**

crowhurst gale