



Newbold Road, Rugby, Warwickshire
Offers over £260,000



Newbold Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to offer for sale this well presented three/four bedroom detached house in the popular village of Newbold on Avon which is conveniently situated for local shops, schooling for all ages, Rugby town centre and the motorway networks.

The property benefits from gas central heating to radiators and uPVC double glazed windows throughout. The accommodation briefly comprises: entrance hall, study/bedroom4, lounge and kitchen/diner and cloakroom to the ground floor with landing, three bedrooms, master with ensuite shower room, and family bathroom to the first floor.

Outside there is a large gravel driveway providing ample off road parking for several cars. Lawn area with mature trees.

Good size enclosed rear garden laid mainly to lawn with raised decked area. Garden shed.

Entrance Hall

With uPVC double glazed front door. Stairs rising to first floor. Storage cupboard. uPVC double glazed window to front and side.

Cloakroom

with uPvc opaque double glazed window to front. Low flush wc, wash hand basin.

Study/Bedroom4 14'0" x 8'11" (4.28m x 2.74m)

With uPVC double glazed window to rear. Radiator.

Lounge 13'11" x 11'6" (4.25m x 3.52m)

With TV aerial point. uPVC double glazed window. uPVC double glazed sliding patio doors to rear. Radiator.



Kitchen/Diner 22'0" x 7'9" narrowing to 6'3" (6.72m x 2.38m narrowing to 1.92m)

With one and half bowl sink unit with mixer tap over. Range of base units, wall cupboards and work surfaces. Half tiled walls. Electric hob with oven below and extractor over. Space and plumbing for dishwasher and automatic washing machine. Space for fridge/freezer. Cupboard housing gas fired boiler for central heating and domestic hot water. Two uPVC double glazed windows to front, uPVC double glazed window to side. Two radiators.

First Floor Landing:

With built in cupboard housing hot water tank. Access to loft space. uPVC double glazed window to side.

Bedroom 1 14'0" x 11'5" (4.27m x 3.50m)

With TV aerial point. uPVC double glazed window to rear. Radiator. uPVC double glazed window to front opening onto "roof terrace". Door to:

En Suite Shower Room

With fully tiled corner shower cubicle with electric shower. Wash hand basin with vanity unit, low flush wc. Tiled walls and floor. Heated towel rail/radiator. Velux window.

Bedroom 2 9'1" x 10'3" (2.77m x 3.13m)

With uPVC double glazed window to rear. Radiator.

Bedroom 3 8'9" x 7'11" (2.68m x 2.43m)

With built in storage cupboard. uPVC double glazed window. Radiator.

Bathroom

With white suite of panelled bath with shower over, wash hand basin with vanity unit, low flush wc. Fully tiled walls and floor. uPVC opaque double glazed window. Heated towel rail/radiator. Extractor fan.

Outside

Timber gate leading to large gravel driveway providing ample off road parking for several cars. "L" shaped lawn area to side leading to rear garden with mature trees.

Good size enclosed rear garden laid mainly to lawn. Raised decked area ideal with outdoor entertaining. Garden shed.

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.

Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer 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.

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.

Local Authority

Rugby Borough Council



Tenure
Freehold

Tax Band
D

Directions For Sat Nav
CV21 1EP

Viewing



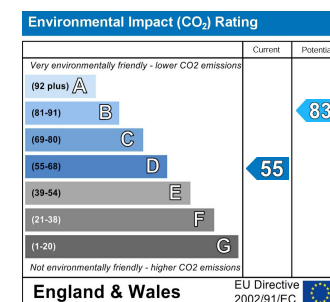
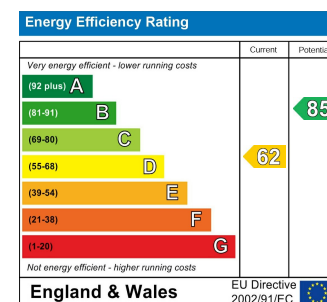
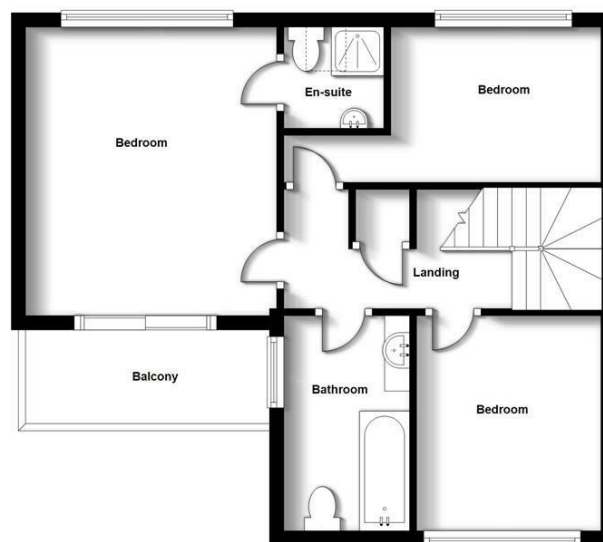
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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