Newbold Road, Newbold Upon Avon, Rugby
£199,995

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this charming, characterful cottage in the village of Newbold Upon Avon. In brief the home comprises: entrance porch, lounge, dining room, kitchen to the ground floor. Two double bedrooms and bathroom to the first floor. Further benefits include gas central heating, double glazing, rear garden and off road parking for two vehicles. Viewing is highly recommended to appreciate this beautiful period cottage.

Frontage
Blocked paved driveway providing off road parking.

Entrance Porch
Enter via Upvc double glazed door with windows to each side. Double glazed door leading to:

Living Room 12'0" x 10'11" (3.66 x 3.33)
Upvc double glazed window to front aspect. Feature fireplace with solid wood surround, space for log burner. Cupboard housing consumer unit and electric meter. Coving to ceiling, T.V aerial point. Radiator. Door leading to:

Dining Room 12'11" x 10'0" (3.96 x 3.05)
Double glazed window to rear aspect, radiator, under stairs storage cupboard. Space for log burner. Quarry tiled flooring. Door leading to the stairs which rise to the first floor.

Kitchen 10'4" x 6'2" (3.15 x 1.88)
Upvc double glazed window to side aspect. Double glazed Upvc door to rear garden. A range of solid wooden eye and base level units with work surfaces, inset stainless steel sink with mixer tap over. Built in fan assisted oven, with electric hob and extractor fan over. Wooden flooring.

First Floor Landing
Access to loft space. Doors to linen cupboard. Doors to:

Bedroom One 12'4" x 11'3" (3.76 x 3.45)
Upvc double glazed window to front aspect. Feature cast iron fireplace, inset spotlights, coving to ceiling, telephone point, radiator.

Bedroom Two 10'0" x 9'3" (3.05 x 2.82)
Upvc double glazed window to rear aspect, built in storage cupboard, coving to ceiling. Inset spotlights. Telephone point. Radiator.

Bathroom 9'6" x 6'5" (2.90 x 1.96)
Upvc opaque glazed double glazed window to rear aspect. Double glazed velux window. A part tiled suite comprising: panelled bath with telephone style mixer shower, low level WC. Pedestal wash hand basin. Heated towel rail.

Rear Garden
The secluded rear garden provides a delightful low maintenance paved space, ideal for alfresco dining. Complimented with space for a summer house. The property benefits from side access to the garden. Door to brick built store to rear of garden.

Outbuilding
Brick built outbuilding with light and power connected. Housing washing machine and dryer.

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.

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.

Local Authority
Rugby Borough Council

Tax Band
Tax Band: B

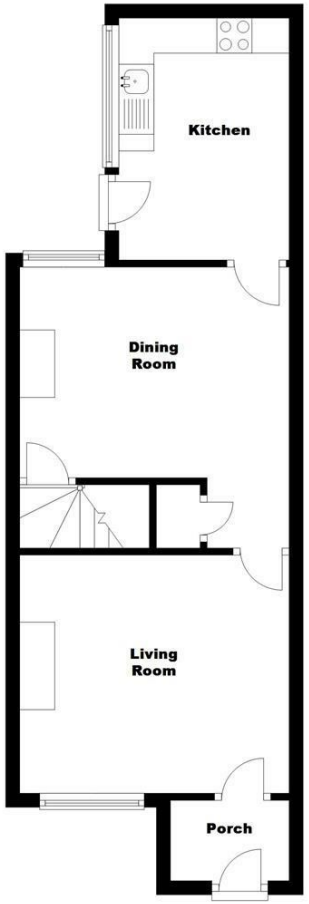
Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV21 1EG

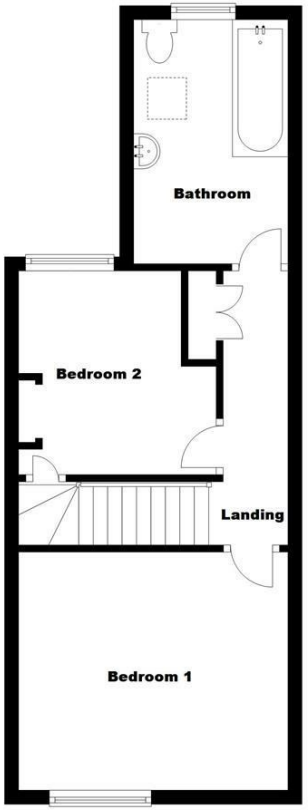
Viewing

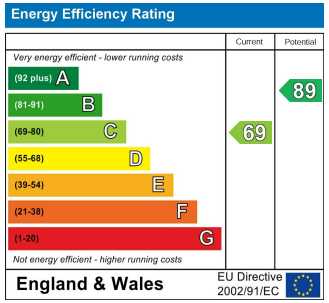
By appointment only through Crowhurst Gale Estate Agents 01788 522266

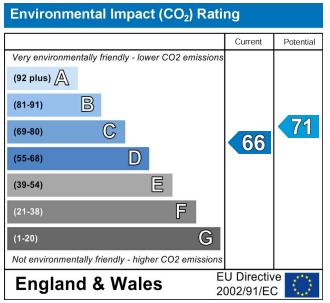
Ground Floor



First Floor







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