Parkfield Road, Newbold, Rugby
£165,000

crowhurst gale

Parkfield Road, Newbold, Rugby

Crowhurst Gale Estate Agents present to market this mid terraced property located in Newbold, Rugby. The property is well situated for local amenities, recreational grounds, public houses, schooling for all ages and a regular bus service. In brief the property comprises: entrance hall, lounge and kitchen/diner to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, rear garden and off road parking for two vehicles. The property is offered with NO CHAIN.

Frontage
Off road parking for two vehicles.

Entrance Porch
Enter via part double glazed front door. Store cupboard. Wooden glazed door into:

Entrance Hall
Stairs rising to the first floor, radiator. Doors to:

Lounge 15'0" x 10'5" (4.58m x 3.19m)
Double glazed window to the front aspect, radiator.

Kitchen/Diner 16'4" x 9'9" (4.99m x 2.99m)
Double glazed door to the rear. Double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over, tiled splash backs. Fitted four ring gas hob with extractor over and oven below. Space and plumbing for washing, space for tumble dryer, space for fridge/freezer. Radiator.

First Floor Landing
Access to loft space. Door to storage cupboard. Doors to:

Bedroom One 14'9" x 8'5" (4.52m x 2.59m)
Double glazed window to the front aspect, radiator.

Bedroom Two 10'8" x 10'7" (3.26m x 3.23)
Double glazed window to the rear aspect, radiator.

Bedroom Three 9'1"x 7'9" (2.78mx 2.37m)
Double glazed window to the front aspect, radiator.

Bathroom
Obscure double glazed window to the rear aspect. A fully tiled suite comprising: bath, wash hand basin, low level w.c, wash basin. Radiator.

Rear Garden
Patio area with remainder mainly laid to lawn. Paved steps leading to the rear with a outside store. Timber pedestrian gate to the rear.

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

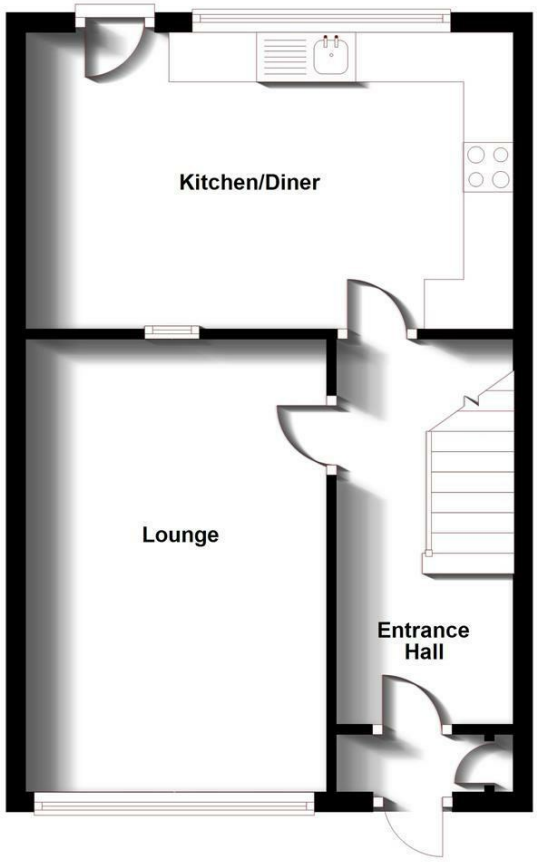
Tax Band
A

Tenure
Freehold

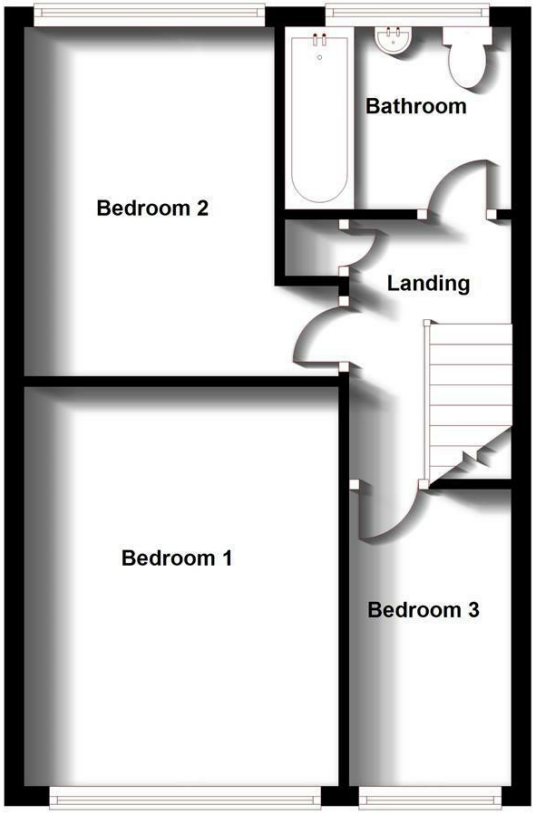
Directions For Sat Nav
CV21 1ET

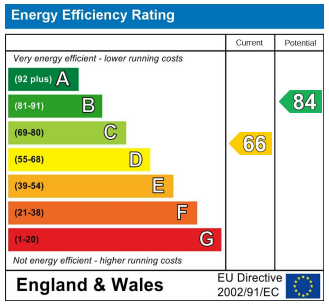
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

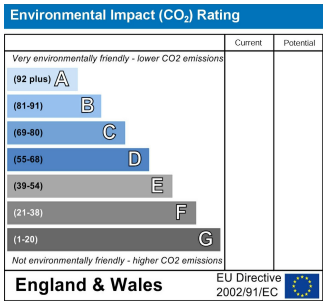
Ground Floor



First Floor







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