

**17 Newbold Road  
Town Centre  
RUGBY  
CV21 2LX**

**Guide Price £215,000**



- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDENS

- VICTORIAN TERRACE
- LOUNGE / DINING ROOM
- FIRST FLOOR BATHROOM
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING D

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An attractive victorian terrace with two double bedrooms located in Rugby Town Centre, close to Caldecott Park. In brief the accommodation comprises; entrance hallway, spacious lounge/dining room, fitted kitchen, cellar, and a large first floor bathroom. This property also benefits from gas radiator central heating and upvc double glazing. Externally there are low maintenance front and rear gardens. This property is offered with NO ONWARD CHAIN. Conveniently situated being within walking distance of Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, and Rugby School.

### **Accommodation Comprises**

Entry via hardwood door into:

#### **Entrance Hall**

Stairs rising to first floor. Timber flooring. Spotlights. Coving to ceiling. Radiator. Timber door to:

#### **Lounge/Dining Room**

25'0" x 11'5" (7.63 x 3.50)

Upvc double glazed window to front aspect. Radiator. Coving to ceiling. Upvc double glazed window to rear garden. Feature fireplace. Radiator. Coving to ceiling. Door to cellar. Door to kitchen.

#### **Fitted Kitchen**

11'8" x 7'11" (3.57 x 2.43)

Fitted with a range of Beech wood effect base and eye level units. Work surface space incorporating a one and a half bowl stainless steel sink and drainer unit. Tiled splash backs. Built in electric oven. Five ring gas hob with extractor fan over. Integrated fridge. Integrated freezer. Space and plumbing for a washing machine. Radiator. Recessed spotlights. Upvc double glazed window to side aspect. Upvc double glazed door to side.

#### **Cellar**

21'3" x 14'5" (6.50 x 4.41)

Window to front aspect. Radiator. Wall mounted fusebox.

#### **First Floor Landing**

Access to loft space. Spotlights. Doors off to bedrooms and bathroom.

#### **Bedroom One**

14'5" x 12'0" (4.41 x 3.66)

Upvc double glazed window to front aspect. Radiator. Coving to ceiling. Built in wardrobes. Airing cupboard.

#### **Bedroom Two**

13'0" x 8'8" (3.98 x 2.66)

Upvc double glazed window to rear aspect. Radiator. Picture rail. Feature fireplace.

#### **Bathroom**

11'8" x 7'11" (3.57 x 2.43)

With suite to comprise; panelled bath with electric shower and shower screen, vanity unit with wash hand basin and low level w.c. Radiator. Extractor fan. Tiling to splash areas. Ceramic tiled floor. Obscure upvc double glazed window to side aspect.

**Front Garden**

Brick wall to boundary with cast iron gate. Pathway to entrance. Gravelled area.

**Rear Garden**

Laid to block paving. Gated rear pedestrian access. Enclosed by brick wall.

**Agents Note**

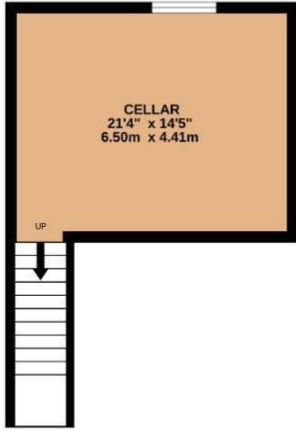
Local Authority: Rugby

Council Tax Band: A

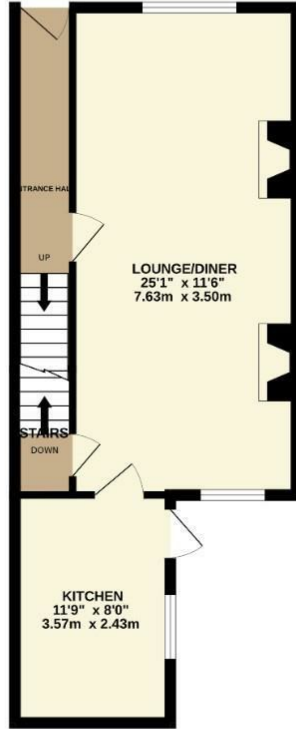
Energy Efficiency Rating: D



BASEMENT  
199 sq.ft. (18.4 sq.m.) approx.



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



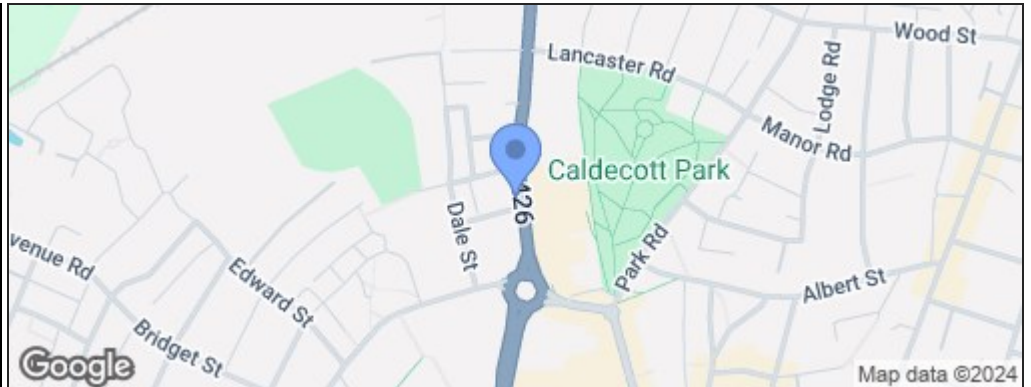
1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.