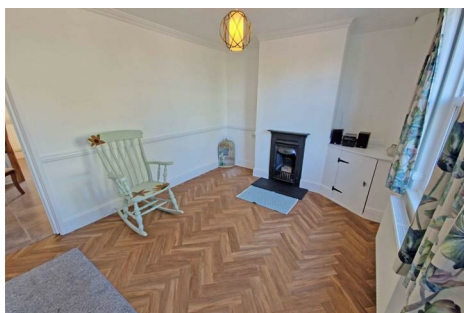


**5 Newton Lane  
Newton  
RUGBY  
CV23 0DZ**

**Guide Price £215,000**



- **TWO BEDROOM**
- **VILLAGE LOCATION**
- **KITCHEN / DINING ROOM**
- **COURTYARD AND COMMUNAL GARDEN**
- **MID TERRACE HOME**
- **LOUNGE**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom mid terrace cottage located in the quiet village of Newton. In brief the accommodation comprises; lounge, kitchen/diner, utility room, ground floor bathroom and two bedrooms. Externally there is a courtyard and a communal garden.

The village of Newton is situated on the North side of Rugby and within excellent reach of the road networks including M1/M6/A14 and A5. It is also only a short drive to retail parks, Rugby town centre, and Rugby Railway Station which operates mainline services to London Euston and Birmingham.

### **Accommodation Comprises**

Entry via composite wood front entrance door into:

#### **Lounge**

12'9" x 10'2" (3.89m x 3.11m)

Upvc sash window to front aspect. Feature fireplace. Radiator. Bifold louvre doors opening to:

#### **Kitchen / Diner**

14'1" x 12'9" (4.30m x 3.89m)

Fitted with a range of base and eye level units with work surface space incorporating a ceramic sink and drainer unit with mixer tap over. Electric oven. Gas hob with extractor over. Integrated fridge and freezer. Stairs rising to first floor. French doors opening to courtyard. Door to:

#### **Utility Room**

Space and plumbing for a washing machine and tumble dryer. Access to loft space. Storage cupboard. Wall mounted boiler. Door to:

#### **Downstairs Bathroom**

With suite to comprise; panelled bath with electric shower over, pedestal wash hand basin, and low level w.c. Heated towel rail. Window to side elevation.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms.

#### **Bedroom One**

14'1" x 9'6" (4.30m x 2.90m)

Window to rear. Built in wardrobe. Radiator. Built in storage cupboard. Access to loft space.

#### **Bedroom Two**

12'9" x 10'2" (3.89m x 3.11m)

Upvc sash window to front. Feature fireplace. Radiator. Built in storage cupboard.

#### **Rear Courtyard**

Patio area with border leading to:

#### **Communal Garden**

Mainly laid to lawn with pathway leading to side access.

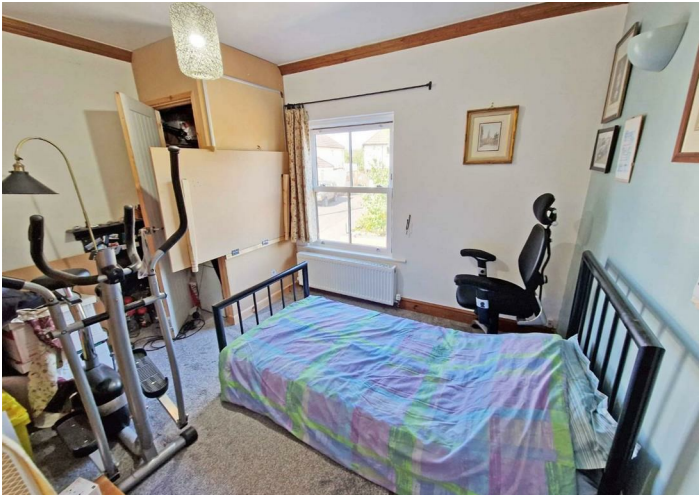
#### **Agents Note**

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: TBC

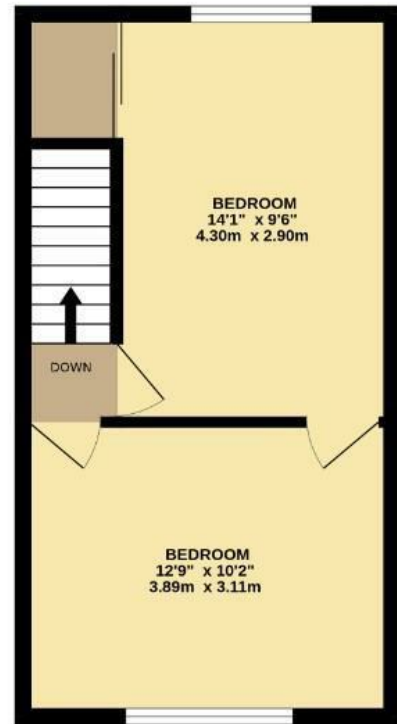
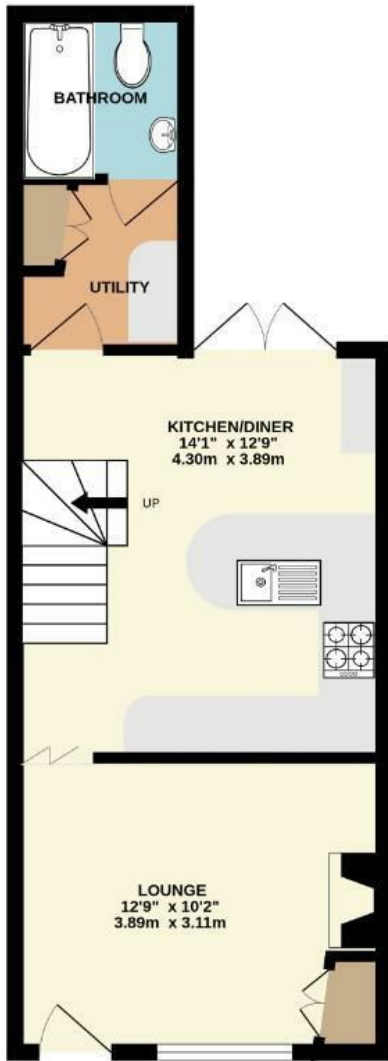






GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

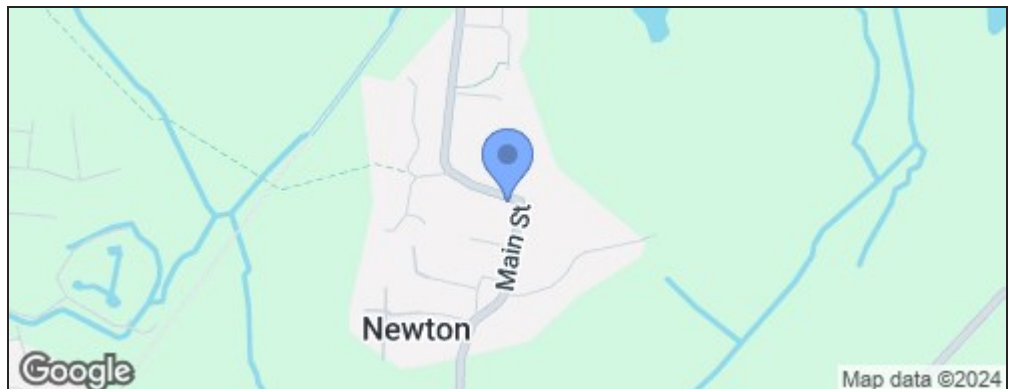
1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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.  
Made with Metropix 6/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.