



**129 Main Street, Newbold On Avon, Rugby, CV21 1HN**

Asking Price £325,000



Detached Bungalow  
Three Double Bedrooms  
Fitted Kitchen  
Large Lean to  
Fitted Shower Room  
Large Through Lounge Diner  
Ample Parking to Front  
Rear Garden Backing onto Countryside Views  
Garage with Power & Lighting  
Loft Space Spanning length of Bungalow  
No Chain

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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### Entrance

Door to:

### Porch

Small porch with a window & door leading into the hallway:

### Hallway

Central heating radiator, two storage cupboards, access to large loft with pull down ladders, doors to all rooms:

### Kitchen

2.9m (9' 6") x 2.5m (8' 2")

Ample wall and base units with work tops over, sink unit with mixer tap, space for cooker, central heating radiator, UPVC Double glazed window & UPVC Double glazed door to the lean to:

### Lean to

1.1m (3' 7") x 8.9m (29' 2")

Ample wall and base units, space for fridge freezer, space for washing machine, outside tap, doors to the front & rear.

### Through Lounge Diner

6.8m (22' 4") x 3.6m (11' 10") (max)

Two central heating radiators, electric fireplace, UPVC Double glazed window to the rear and UPVC Double glazed French doors onto patio.

### Bedroom One

3.2m (10' 6") x 3.6m (11' 10")

Central heating radiator and a UPVC Double glazed window to the front.

### Bedroom Two

3.0m (9' 10") x 3.1m (10' 2")

Central heating radiator and a UPVC Double glazed window to the front.

### Bedroom Three

2.9m (9' 6") x 2.7m (8' 10")

Central heating radiator and a UPVC Double glazed window to the side.





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### **Shower Room**

*1.9m (6' 3") x 2.3m (7' 7")*

Low Level WC, Vanity sink unit, a shower cubicle with an electric shower and a UPVC Double glazed window to the side.

### **Loft Space**

*11.5m (37' 9") in length*

Loft space spanning the length of the bungalow and a Valiant boiler.

### **Garage**

*2.5m (8' 2") x 6.0m (19' 8")*

Power & Lighting, Up & over door.

### **Rear**

Mature Garden with a slabbed patio off the French doors from the lounge, mostly laid to lawn, mature trees to side and rear of garden, pedestrian side access and a door into the garage.

### **Front**

Shared Driveway with ample parking and direct access to the garage, door to the lean to which has access into the kitchen and rear, pedestrian access via a wooden gate into the rear garden.





### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

**TENURE** - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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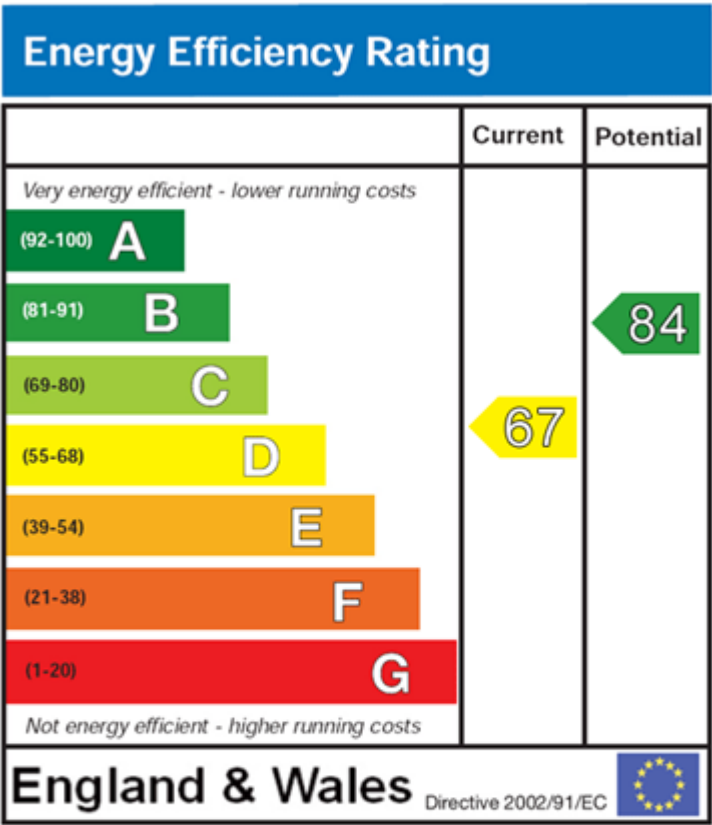
**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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