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Newbold Road,  
Offers Over £390,000

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ESTATE AGENTS



# Newbold Road, , Rugby

Welcome to this charming property that's in good condition, ready to become the perfect home. The property boasts some fantastic unique features that will surely win your heart. Imagine cosy winter evenings by the fireplace, or summer afternoons spent in the delightful garden which includes a BBQ area. It's the ideal spot for entertaining friends or simply enjoying some downtime. Plus, the added convenience of private parking is sure to be appreciated. This property is ideally suited to both families and couples. It is situated in a wonderful location that has a great deal to offer. Excellent public transport links make commuting or exploring a breeze, while the nearby schools are perfect for families with children. Local amenities are just a short stroll away, providing all the essentials right at your fingertips. For the nature lovers, you'll be pleased to know that this property is close to green spaces and walking routes. It's a property that truly offers a warm, welcoming atmosphere and a lifestyle of convenience and enjoyment.

## To the front of the property

You have a large gated driveway comfortably fitting four cars plus a car port for another one.

## Entrance hall

A bright spacious entrance with access to the whole property.

## Bedroom one 10'0" x 12'5" (3.05 x 3.79)

A double bedroom to the front of the property with a bay window and plenty of storage space.

## Bedroom two 10'0" x 11'7" (3.05 x 3.54)

Another good double bedroom with built in mirrored wardrobes.





### **Living room 11'10" x 16'6" (3.63 x 5.03)**

A good-sized room to the front of the property, there is potential that this could also be used as a bedroom if wanted.

### **Wet room 8'5" x 6'0" (2.59 x 1.83)**

Recently fitted with a walk in shower.

### **Kitchen 16'7" x 11'4" (5.06 x 3.47)**

To the rear of the property with plenty of storage and work surface also benefitting from a large rangemaster oven.

### **Family room 8'1" x 14'4" + 10'4" x 9'8" (2.48 x 4.37 + 3.16 x 2.97)**

This is an addition to the rear of the property currently used as a living-dining room, but again could have versatile use, you also have a storage cupboard and a w.c as well as patio doors to the rear garden.

### **To the rear of the property**

You have a large patio and artificial grass area with an outdoor kitchen including an oven. the rest of the garden has trees, shrubs, and several sheds. It's a large space with plenty of potential.

### **About Rugby**

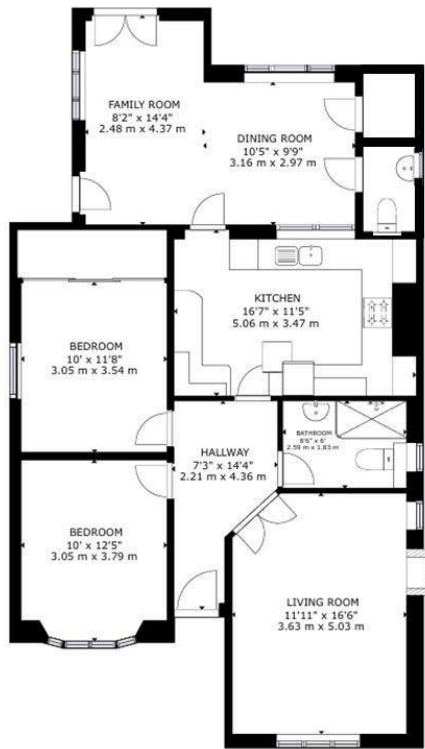
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR







GROSS INTERNAL AREA  
 FLOOR 1: 1076 sq ft, 100.01 m<sup>2</sup>  
 TOTAL: 1076 sq ft, 100.01 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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