



Scan me to get a **detailed property report & valuation** on your house!



Brownsover Road, Newbold
Offers in the region of £255,000

complete ●●●
ESTATE AGENTS

Brownsover Road, Newbold, Rugby

Complete Estate Agents are pleased to offer for sale this three bedroom terraced family home in the popular village of Newbold. The accommodation comprises of entrance hallway, lounge/dining room, downstairs bathroom, fitted kitchen, first floor landing three bedrooms and a shower room. The property benefits from Upvc double glazing and gas central heating. enclosed rear garden, parking for 3/4 vehicles. This property must be viewed to be appreciated. NO CHAIN

Entrance Hall

Radiator, stairs, door to:

Bathroom

Three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, heated towel rail.

Lounge/Diner 21'3" x 10'8" (6.48m x 3.25m)

UPVC double glazed bay window to front, decorative open fireplace set in feature timber surround, two double radiators, door to:

Kitchen 9'9" x 13'8" (2.96m x 4.17m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, uPVC double glazed door to garden.

Landing

UPVC double glazed window to side, door to:



Bedroom 1 11'3" x 8'11" (3.44m x 2.72m)

UPVC double glazed bay window to front, radiator.

Bedroom 2 9'8" x 9'11" (2.94m x 3.02m)

UPVC double glazed window to rear.

Bedroom 3 7'10" x 6'11" (2.40m x 2.12m)

UPVC double glazed window to front, radiator.

Bathroom

Three piece suite comprising pedestal wash hand basin, tiled shower cubicle and low-level WC, uPVC obscure double glazed window to rear.

Outside

Rear enclosed garden with astro turf. Gated access to off road parking space. Space to build a garage (stp)

Front garden with paved path to front. Maturing tree.

Tenure

Freehold

Local Authority

Rugby Borough Council

Tax Band

Band B

Location

Newbold-on-Avon is an area of Rugby in Warwickshire, England, located around 1½ miles north-west of the town centre. From the 2011 Census population details are kept within Rugby. Newbold was historically a village in its own right, but was incorporated into Rugby in 1932. The name is derived from the Saxon Niowebold ('New house').

Newbold keeps its village character in places, but modern housing estates surround the old village core. In the old village is the church of St Botolph, which dates from the 15th century.

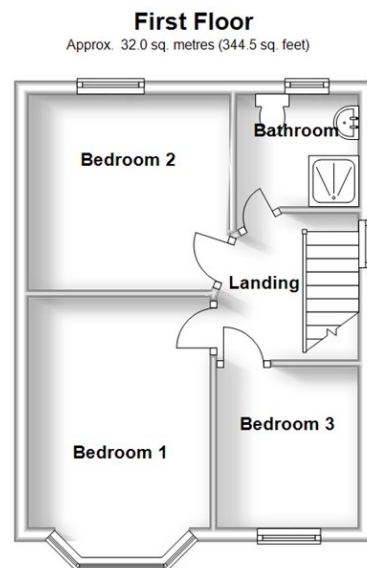
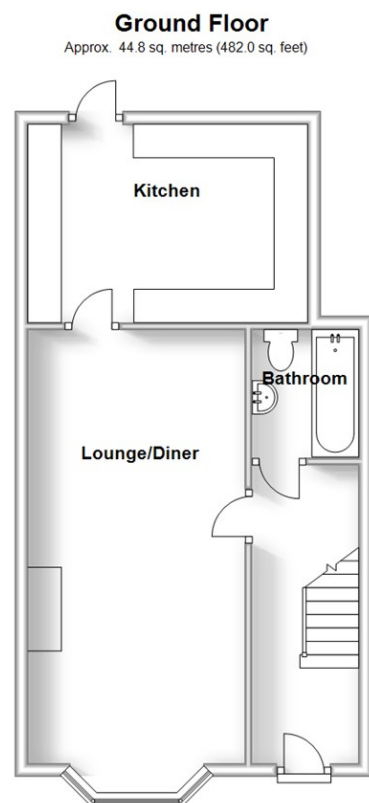
The River Avon and the Oxford Canal go between Newbold and Rugby. The canal goes through the 189-metre-long Newbold Tunnel, built in the 1830s to replace an older tunnel which went on a different route. Remains of the old tunnel can be seen next to the churchyard.

There are some former quarries in the Newbold area. One of them has been converted into a nature reserve, known as Newbold Quarry Park

Viewing Arrangements

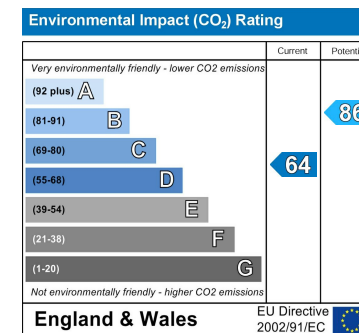
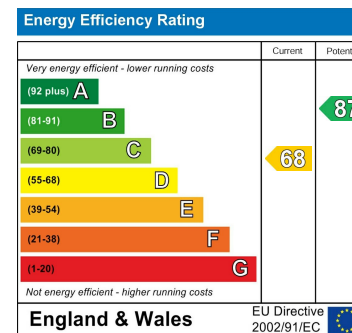
Strictly By Appointment With Complete Estate Agents.





Total area: approx. 76.8 sq. metres (826.5 sq. feet)

This floorplan is a rough diagram and used for illustration purposes only, not drawn exactly to scale and should not be relied upon as a statement of fact.
Plan produced using PlanUp.



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

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ● ● ●
ESTATE AGENTS