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Merynton Close, Newbold on Avon
Guide Price £319,950

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Merynton Close, Newbold on Avon, Rugby

Complete Estate Agents are pleased to present this wonderful semi-detached, four-bedroom home on a pretty, private road within the popular village of Newbold upon Avon.

Merynton Place is an Exclusive Development of 14 Semi Detached and Detached Family Homes Built by Benfield Homes Group in 2021. This particular property is being offered for sale in immaculate condition with no onward chain.

The accommodation includes an entrance hall, fitted kitchen with appliances, a living dining room, a ground-floor WC, and a family bathroom. Two first-floor bedrooms with one en-suite and two further second-floor bedrooms. The gardens include a perfectly paved driveway with parking for two vehicles and a good-sized, private lawned rear garden with a patio.

Entrance Hall 3'6" x 11'8" (1.07 x 3.56)

Kitchen 10'9" x 8'3" (3.3 x 2.54)

Cloakroom

Spacious Lounge / Dining Room 20'9" x 15'5" (6.35 x 4.72)

First Floor Landing

Bedroom One 11'10" x 10'9" (3.61 x 3.3)

En Suite

Bedroom Two 10'11" x 8'5" (3.35 x 2.57)



Family Bathroom

Second Floor Landing

Bedroom Three 11'10" x 10'9" (3.61 x 3.3)

Bedroom Four 8'11" x 8'2" (2.74 x 2.49)

Garden

Off Road Parking

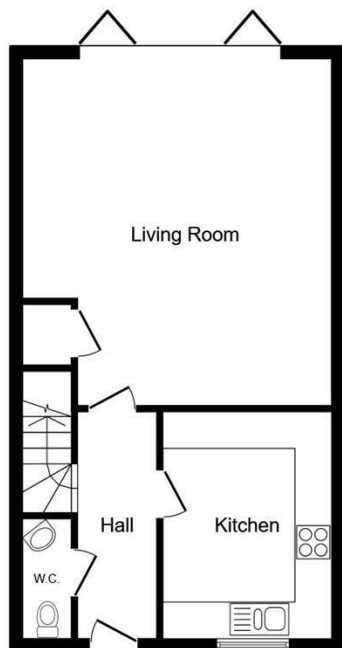
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) 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.

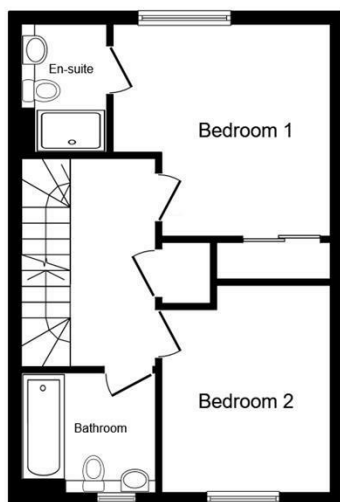
Rugby Borough Council

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

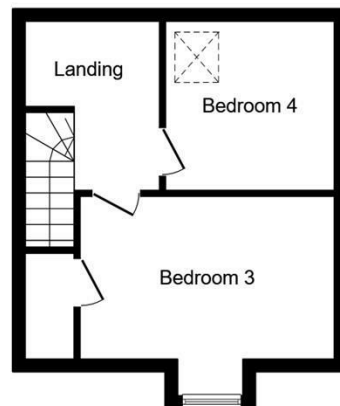




Ground Floor
Floor area 48.1 sq.m. (518 sq.ft.)



First Floor
Floor area 38.9 sq.m. (419 sq.ft.)



Second Floor
Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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