



8 Kings Newnham Road, Rugby, CV23 9EP

Asking price £350,000





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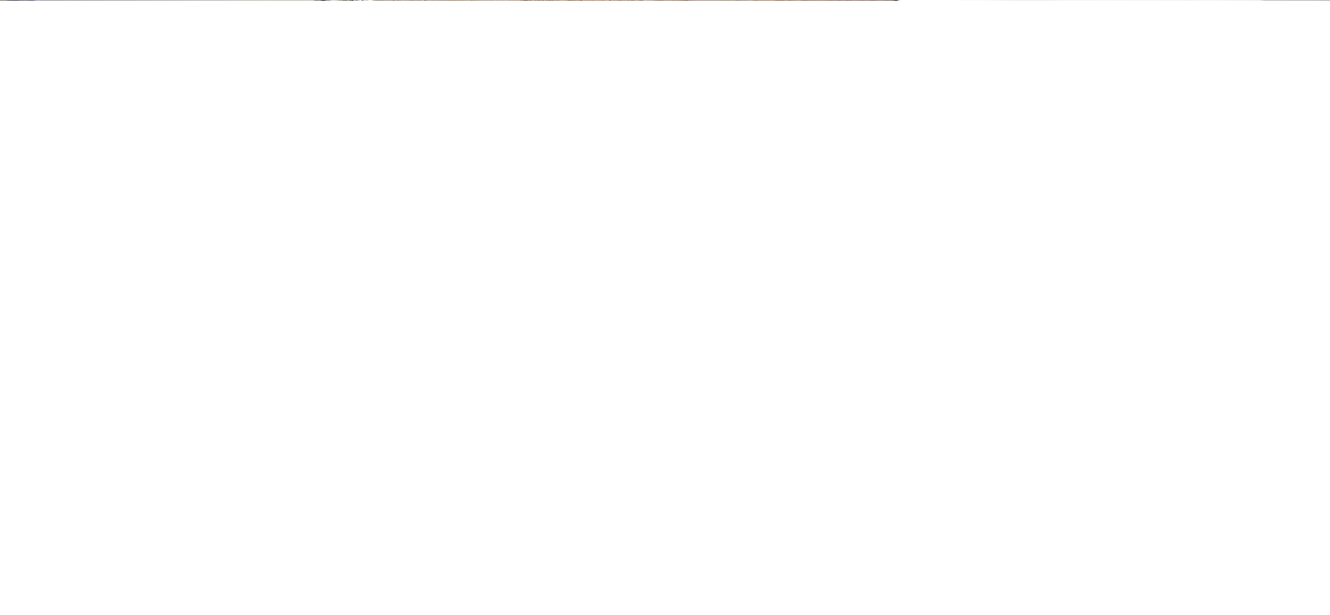
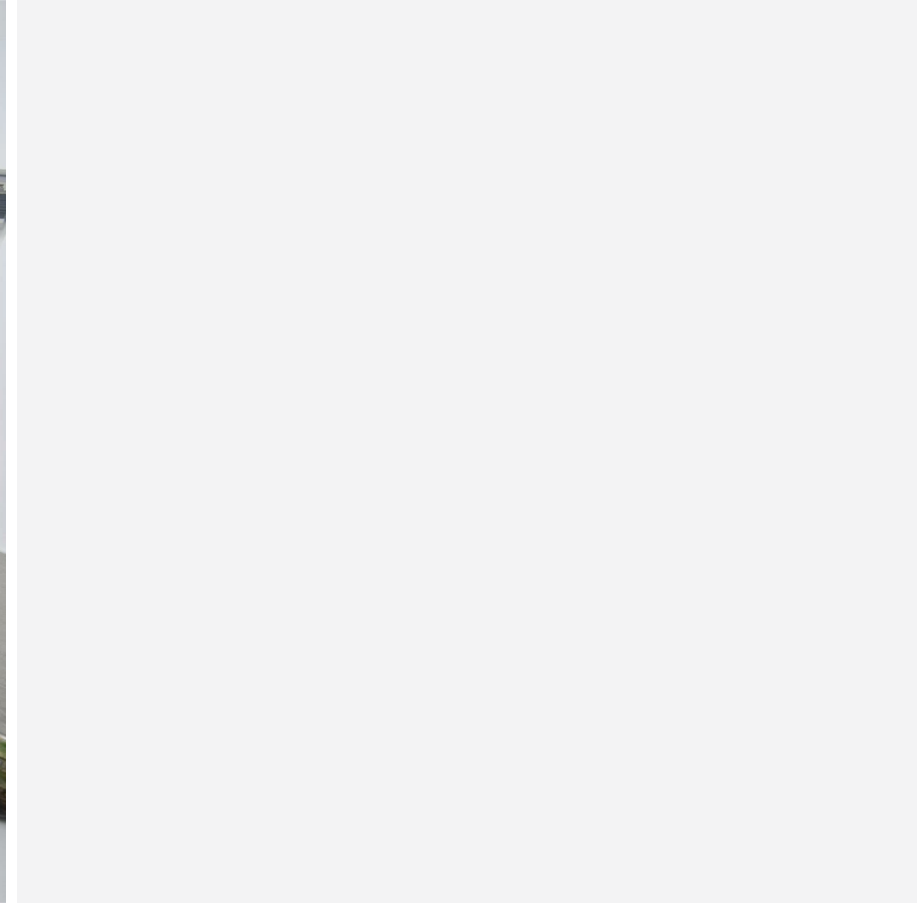
Rugby, CV23 9EP

- Beautifully Presented Throughout
- Three Bedrooms
- Rear Garden
- Office (possible 4th bedroom)
- Village Location
- Driveway
- Impressive Kitchen/Dining Space
- Guest WC & Upstairs Bathroom

A beautiful extended three-bedroom semi-detached property in the popular village of Church Lawford. Offering a comfortable living space the house features a lounge with open fire, open-plan kitchen/diner/sitting room equipped with built-in AEG appliances and Ambience flooring and log burner, providing a warm and inviting atmosphere. Additionally, there is an office, four-piece bathroom outside utility/boiler room and off-road parking for several vehicles. Church Lawford is a charming village that provides a peaceful environment while maintaining close proximity to essential amenities. Local schools and shops are easily accessible, making it a convenient location for families.

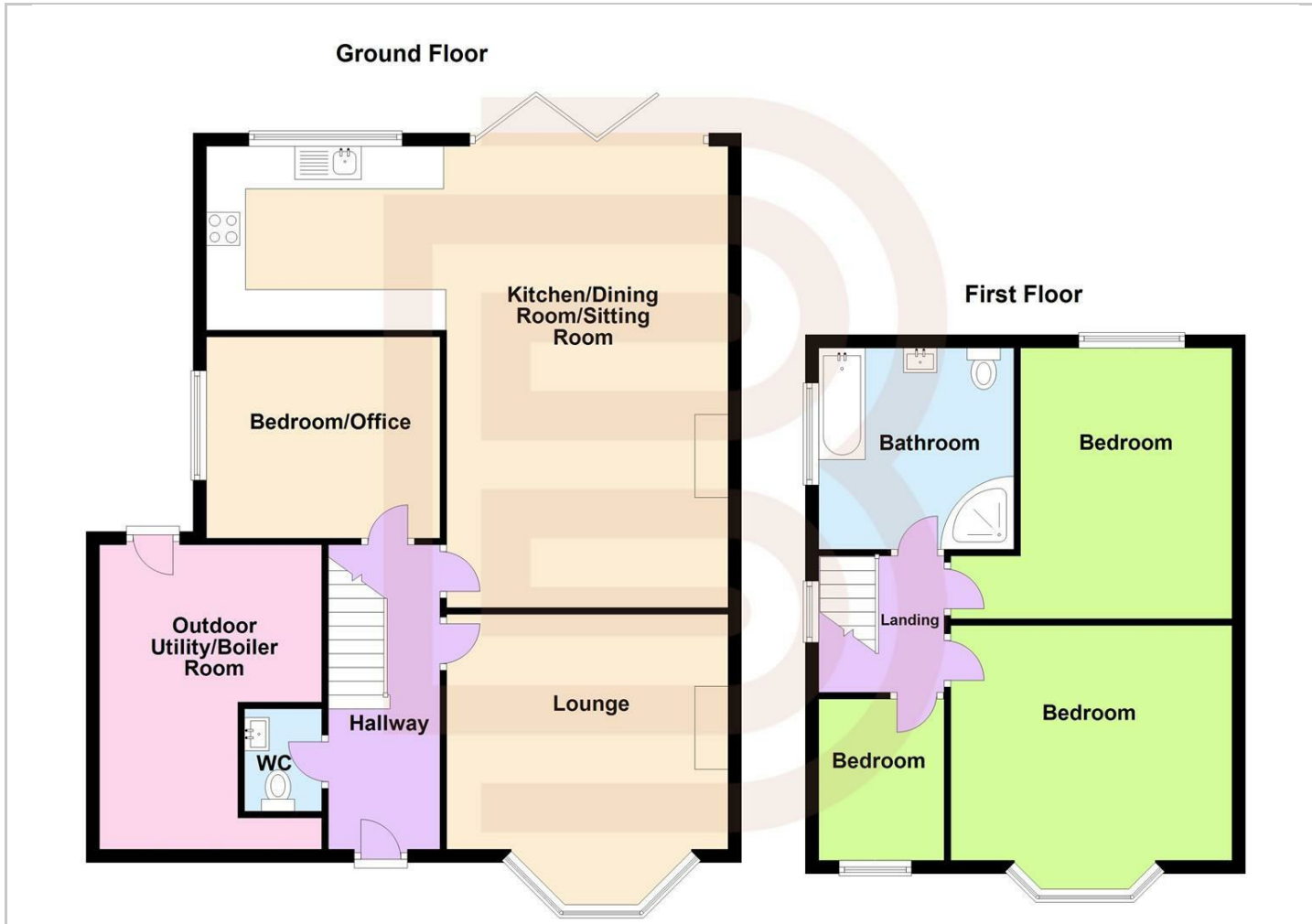


Hall	
WC	
Lounge	14'3 x 11'7 (4.34m x 3.53m)
Bedroom Four/Office	7'3 x 11'3 (2.21m x 3.43m)
Kitchen/Dining Room/Sitting Room	20'4 x 21'0 (6.20m x 6.40m)
Stairs & Landing	
Bedroom One	14'4 x 10'7 (4.37m x 3.23m)
Bedroom Two	11'5 x 10'3 (3.48m x 3.12m)
Bedroom Three	8'4 x 6'7 (2.54m x 2.01m)
Bathroom	6'1 x 8'4 (1.85m x 2.54m)
Rear Garden	
Outdoor boiler/Utility room	
Front driveway	





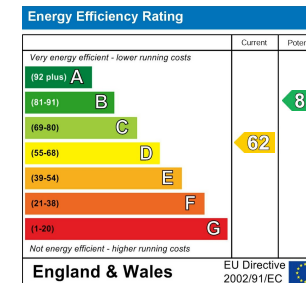
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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