

NEWBOLD ROAD, RUGBY, CV21

£189,995 | 2 Bed House - Mid Terrace

BELVOIR!



BELVOIR! is pleased to offer this two bedroom period property in close proximity to Rugby town centre. It would make an excellent rental investment or a home for someone who wants to be able to walk into town.

Set back from the road it's an excellent example of a property of it's type and is well proportioned - comprising a large living room, kitchen, cellar, first floor landing, two double bedrooms and a family bathroom. To the rear is the courtyard garden and the front is laid to lawn.

- CENTRAL LOCATION
- NO CHAIN
- DOUBLE GLAZED & GAS HEATED

COUNCIL TAX BAND: A

Draft Details.

At the time of print, these particulars are awaiting approval from the vendor(s).

Disclaimer.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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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		
	57	80

England & Wales

EU Directive 2002/91/EC

Newbold Road, CV21

Ground Floor
Approximate Floor Area
458 sq. ft
(42.56 sq. m)

First Floor
Approximate Floor Area
458 sq. ft
(42.56 sq. m)

Approx. Gross Internal Floor Area 916 sq. ft / 85.12 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

