



**EDWARD KNIGHT**  
ESTATE AGENTS

402 NEWBOLD ROAD, RUGBY, CV21 1EL

OFFERS OVER £200,000







## SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom semi detached property in the sought after area of Newbold on Avon it is convenient for a range of amenities to include a parade of shops and stores, public houses and popular schools for all ages. In brief the accommodation comprises of entrance hall with tiled flooring, lounge and separate dining room, lean to, W.c and kitchen. To the first floor there are three well proportioned bedrooms and a bathroom. Externally there are gardens to the front and rear and a driveway providing off road parking and leading to a single garage. The property does require modernisation and updating and is being offered with no onward chain.

## LOCATION

Newbold-on-Avon is a suburb located approximately 1 mile north-west of Rugby's town centre. There is a small selection of shops within Newbold including a convenience store and a take away outlets. Further shopping facilities can be found nearby in Rugby town centre and at the out of town retail parks, Elliots Field and Junction One. The River Avon runs to the south of Newbold and the Oxford Canal runs immediately to the north with a popular canal side pub, The Barley Mow.



Newbold is home to two schools, the primary school, Riverside Academy and the secondary school, Avon Valley School and Performing Arts College.

## GROUND FLOOR

### ENTRANCE HALL

12' 0" x 6' 0" (3.66m x 1.83m)

### LOUNGE

11' 1" x 10' 11" (3.38m x 3.33m)



**DINING ROOM**

11' 10" x 10' 1" (3.61m x 3.07m)

**LEAN TO**

12' 1" x 8' 1" (3.68m x 2.46m)

**WC**

5' 10" x 3' 0" (1.78m x 0.91m)

**KITCHEN**

8' 1" x 5' 10" (2.46m x 1.78m)

**FIRST FLOOR****LANDING**

8' 1" x 4' 0" (2.46m x 1.22m)

**MASTER BEDROOM**

12' 1" x 8' 10 to wardrobes" (3.68m x 2.69m)

**BEDROOM TWO**

11' 1" x 11' 1" (3.38m x 3.38m)

**BEDROOM THREE**

7' 0" x 7' 0" (2.13m x 2.13m)

**BATHROOM**

8' 0" x 6' 0" (2.44m x 1.83m)





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