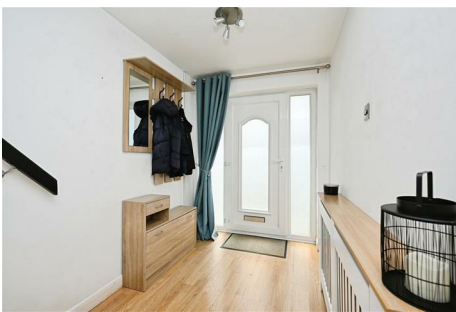




37 Pantolf Place , Rugby, CV21 1HR

STYLISH, THREE BEDROOM HOME | CANALSIDE GARDEN ACCESS | EXTENDED KITCHEN/DINER | NO ONWARD CHAIN

Occupying a delightful position within the sought-after village of Newbold upon Avon, this immaculately presented home has been stylishly refurbished throughout and offers direct rear garden access onto the Oxford Canal towpath.

Offering modern, turnkey accommodation, the property is ideally suited to first-time buyers, couples and families alike, and is offered for sale with the significant benefit of NO ONWARD CHAIN.

The accommodation begins with a spacious entrance hall, leading into a beautifully presented lounge featuring contemporary feature wall panelling. From here, the property flows

Guide price £300,000

37 Pantolf Place

, Rugby, CV21 1HR



- THREE BEDROOM SEMI-DETACHED HOME
- IMPRESSIVE EXTENDED KITCHEN/DINER
- TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM
- IMMACULATELY PRESENTED THROUGHOUT & NO ONWARD CHAIN
- SOUGHT-AFTER NEWBOLD UPON AVON LOCATION
- REFITTED HIGH-GLOSS KITCHEN WITH CENTRAL ISLAND
- LANDSCAPED REAR GARDEN
- DIRECT REAR ACCESS ONTO THE OXFORD CANAL TOWPATH
- STYLISH LOUNGE WITH FEATURE WALL PANELLING
- DRIVEWAY, CARPORT & FRONT GARDEN

Entrance Hall

12'6" x 5'7" (3.83 x 1.72)

Lounge

12'7" x 10'0" (3.85 x 3.05)

Kitchen/Diner

16'3" x 18'2" (4.97 x 5.56)

Bedroom One

12'7" x 9'6" (3.84 x 2.92)

Bedroom Two

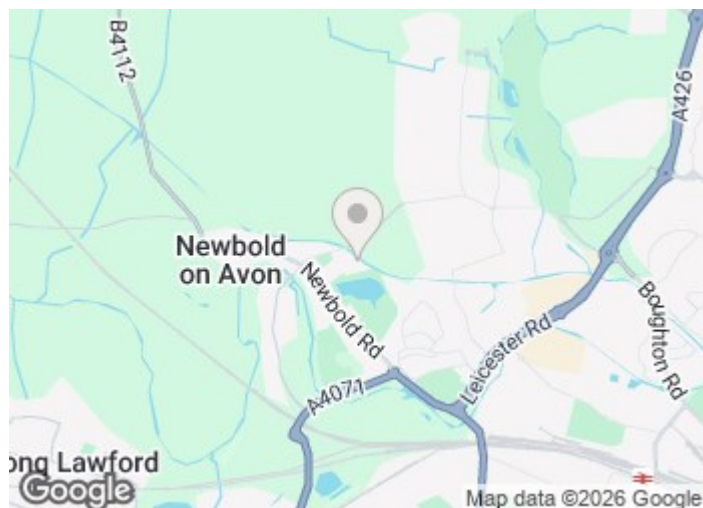
10'4" x 9'6" (3.16 x 2.91)

Bedroom Three

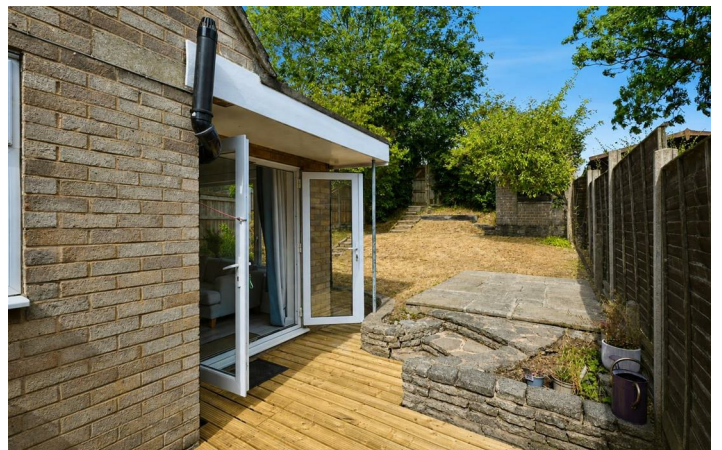
9'6" x 6'1" (2.90 x 1.86)

Bathroom

6'10" x 6'0" (2.10 x 1.83)



Directions





Floor Plan



Total floor area: 80.0 sq.m. (861 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

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