

**15 Newall Close
Clifton Upon Dunsmore
RUGBY
CV23 0DF**

Guide Price £275,000



- **THREE BEDROOM SEMI DETACHED**
- **SPACIOUS LOUNGE**
- **SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **POPULAR VILLAGE LOCATION**
- **FITTED KITCHEN**
- **IN NEED OF MODERNISATION**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Set within the sought after village of Clifton, this THREE bedroom home offers a rare opportunity for buyers looking to put their own stamp on a property. Available with no onward chain and vacant possession, it provides generous space throughout, including a spacious lounge and a fitted kitchen, alongside three double bedrooms and a fitted shower room. The home benefits from a newly installed Worcester Bosch combi boiler, gas central heating and upvc double glazing. Outside, there is off road parking for several vehicles, a garage, and a private rear garden that enjoys an open, non overlooked aspect.

Offering the charm of rural living just a couple of miles from the town centre and Rugby Railway Station. This welcoming community enjoys a lovely blend of everyday convenience and village character, with a traditional church, a friendly pub/restaurant, a well stocked village shop, and a local hair and beauty salon all close at hand. Families are particularly drawn to the area thanks to its well regarded primary school and the strong sense of community that defines village life. Superb transport links make Clifton an ideal base for commuters and travellers alike. The A5, A14, M6 and M1 are all within easy reach, while Rugby Station provides fast, direct mainline services to London Euston and Birmingham. With countryside walks on the doorstep and excellent connectivity in every direction, Clifton upon Dunsmore offers a balanced, appealing lifestyle that continues to attract buyers looking for the best of both town and village living.

In need of modernisation but rich with potential, this is an ideal purchase for those seeking a well-located home they can shape to their own taste in a desirable village setting.

Accommodation Comprises

Entry via aluminium obscure double glazed door into:

Entrance Hall

Stairs rising to first floor. Radiator. Door to lounge.

Lounge

20'4" x 11'1" (6.20m x 3.40m)

Upvc double glazed window to front aspect. Upvc double glazed patio door to rear garden. Feature timber fireplace with electric fire. Radiator. Door to:

Kitchen

11'1" x 8'10" (3.40m x 2.70m)

Fitted with a range of base and wall mounted units. Wood effect work surface space incorporating a stainless steel sink with mixer tap over. Space for a cooker, washing machine, fridge and freezer. Radiator. Storage cupboard. Upvc double glazed window to rear aspect. Upvc double glazed obscure door to rear.

First Floor Landing

Airing cupboard housing wall mounted boiler. Doors off to bedrooms and shower room.

Bedroom One

11'5" x 11'1" (3.50m x 3.40m)

Upvc double glazed window to front aspect. Radiator. Built in storage cupboard.

Bedroom Two

14'0" x 8'3" (4.29m x 2.52m)

Upvc double glazed window to front aspect. Radiator.

Bedroom Three

11'1" x 8'10" (3.40m x 2.70m)

Upvc double glazed window to rear aspect. Radiator.

Shower Room

With suite to comprise; tiled double corner shower cubicle with electric shower, wall mounted wash hand basin, and low level w.c. Wall mounted electric heater. Radiator. Upvc double glazed obscure glazed window to rear elevation.

Front Garden

Block paved providing off road parking for several vehicles and giving access to garage. Area laid to slate chippings. Flower bed planted with a variety of shrubs. Gated access to rear garden.

Integral Garage

15'8" x 8'3" (4.79m x 2.52m)

Up and over style door.

Rear Garden

Mainly laid to lawn. Rockery area with a tree. Variety of mature shrubs and flowers. Patio area. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: D

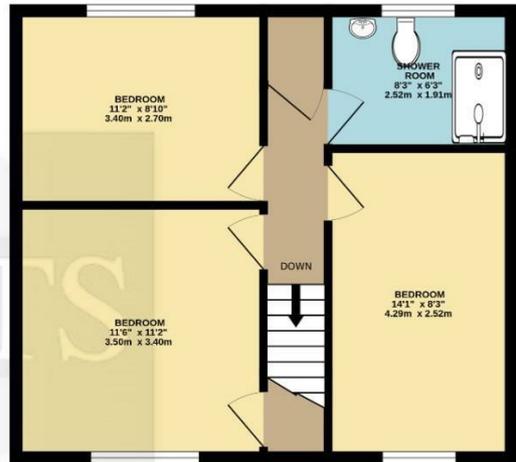




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.