272 Newbold Road
Newbold On Avon
RUGBY
CV21 1EG

Guide Price £290,000

- NEW BUILD
- OPEN PLAN LIVIN/DINING/KITCHEN
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- TWO/THREE BEDROOM PROPERTY
- SITTING ROOM/ OFFICE/ BEDROOM THREE
- GROUND FLOOR W.C
- ENERGY EFFICIENCY RATING A

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PERSONAL • PROFESSIONAL • PROACTIVE

A newly built end of terraced home in the heart of Newbold-on-Avon, offering flexible two/three bedroom living and a bright, contemporary layout designed for modern lifestyles. The entrance hall sets a welcoming tone, leading to a practical utility room and a ground floor cloakroom. At the rear, the spacious family/dining/kitchen forms the natural hub of the home, with generous proportions ideal for everyday living and relaxed entertaining. A further reception room provides valuable versatility, working equally well as a second sitting room, home office, or an additional ground floor bedroom.

Upstairs, the master bedroom enjoys its own ensuite shower room, creating a private and comfortable retreat. There is a further double bedroom and bathroom.

Newbold on Avon itself offers a rare blend of riverside tranquillity and village charm, just moments from Rugby town centre. The River Avon and Oxford Canal bring scenic walks and historic interest, with landmarks such as St Botolph's Church and the Newbold Tunnel adding depth and character to the area. A friendly community atmosphere is complemented by local shops, welcoming pubs, and well regarded schools. Transport connections are excellent, with easy access to the M1 and M6 and direct rail services to London and Birmingham, making this an ideal location for buyers seeking peaceful surroundings without sacrificing convenience.

Accommodation Comprises
Entry via composite door with obscure double glazed panels into:

Entrance Hall
Window to side. Laminate flooring. Doors off to all ground floor rooms.

Sitting Room / Bedroom Three
12'5" x 8'8" (3.8m x 2.66m)
Double glazed window to front. Radiator with thermostat control. Internet connection point. (Cat 6)

Open Plan Family Room / Kitchen
18'4" min x 16'8" (5.61m min x 5.09m)

Family Space
Two double glazed windows to side. Double glazed doors to rear. Two radiators with thermostat controls. Recessed spotlights. Stairs rising to first floor. Built in storage cupboard. Laminate flooring.

Kitchen Area
Newly fitted kitchen. Stainless steel inset sink with mixer tap over. Roll edge work surfaces. Contrasting eye level and base units. Built in oven, induction hob and extractor fan. Plumbing for a dishwasher. Window to rear.

Utility Room
7'3" x 7'0" (2.21m x 2.14m)
Stainless steel inset sink with mixer tap over. Tiled splash backs. Roll edge work surface. Base and eye level units. Larder unit. Space and plumbing for a washing machine and tumble dryer. Combination boiler. Solar panel control unit. Laminate flooring. Access to loft space. Double glazed window to the rear.

Ground Floor W.C.
Vanity inset sink unit with mixer tap and tiled splash back. Low flush w.c. Radiator with thermostat control. Extractor. Vinyl flooring. Obscure double glazed window to side.

First Floor Landing
Double glazed window to side. Radiator with thermostat control. Doors off to bedrooms and bathroom.

Bedroom One
16'7" max x 15'0" (5.08m max x 4.59m)
Double glazed window to side. Two double glazed velux windows towards the rear elevation. Recessed spotlights.

Ensuite Shower Room
Double shower cubicle. Fully tiled. Vanity inset sink unit. Low flush w.c. Chrome ladder radiator. Tiled floor. Extractor. Electric toothbrush charger. Double glazed velux window towards rear elevation.

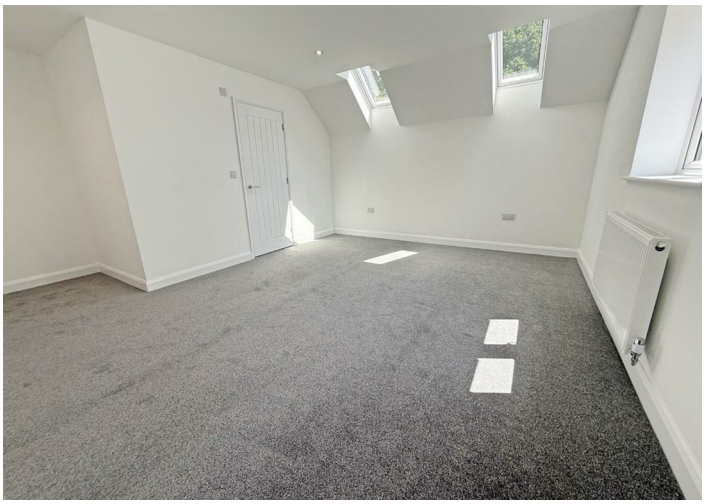
Bedroom Two
13'2" x 11'11" max (4.03m x 3.64m max)
Double glazed window to the front. Radiator with thermostat control.

Bathroom
9'2" x 7'1" (2.81m x 2.16m)
Panelled bath with shower over. Vanity inset sink. Low flush w.c. Tiling to splash areas. Chrome ladder radiator. Extractor fan. Vinyl flooring. Obscure double glazed window to front.

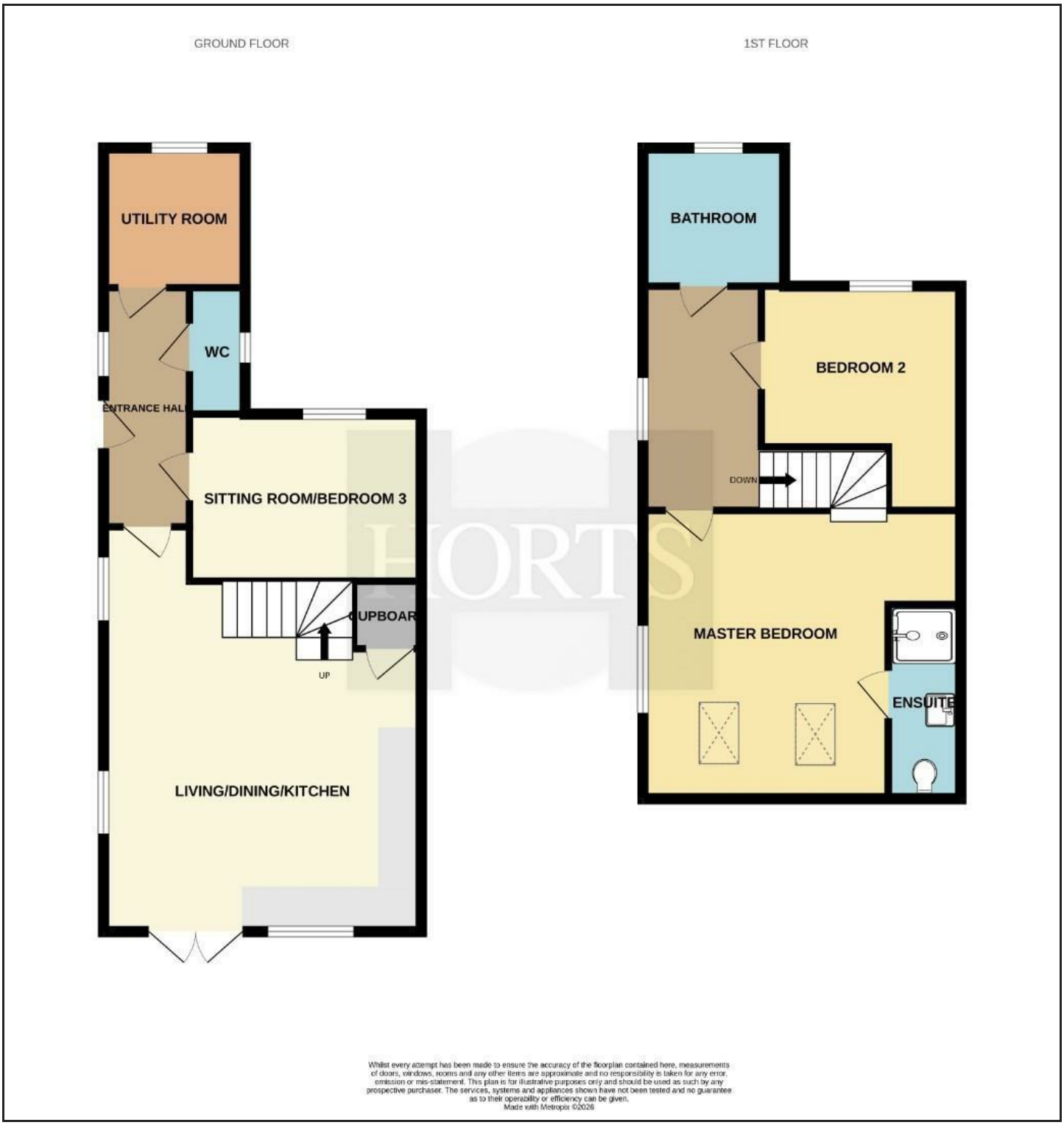
Externally Front
Block paved to provide off road parking for several vehicles. Gated access to rear garden

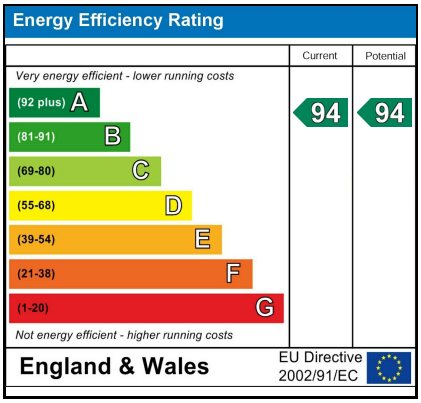
Rear Garden
Mainly laid to lawn with patio. Raised beds.

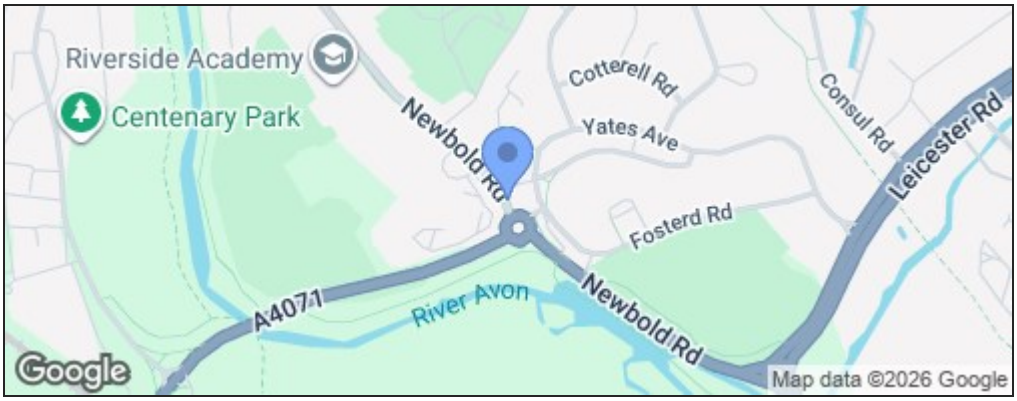
Agents Note
Council Tax Band: TBC
Energy Efficiency Rating: A



CGI for illustrative purposes







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