

**3 Almond Grove
Newbold Upon Avon
RUGBY
CV21 1HP**

Guide Price £265,000



- **EXTENDED THREE BEDROOM**
- **NO ONWARD CHAIN**
- **EXTENDED FITTED KITCHEN**
- **FRONT AND REAR GARDENS**
- **POPULAR VILLAGE LOCATION**

- **SEMI DETACHED PROPERTY**
- **SPACIOUS LOUNGE/DINING ROOM**
- **MODERN SHOWER ROOM**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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This attractive THREE-bedroom semi-detached home sits in a popular Newbold-on-Avon setting, offering generous living space, excellent parking. A traditional layout has been enhanced by an extended fitted kitchen, creating a bright and practical heart to the home, while the adjoining lounge/diner provides an inviting space for everyday living and relaxed entertaining.

All three bedrooms are doubles, giving the property a versatility that suits families, couples and anyone seeking room to grow. The refitted shower room brings a fresh, modern finish, complemented throughout by UPVC double glazing and gas central heating.

Outside, the property enjoys gardens to both the front and rear, with ample off-road parking for several vehicles and a single detached garage. Offered with no onward chain, it presents an appealing opportunity for buyers looking for a well-kept home with space, convenience and potential in a sought-after village location.

Newbold on Avon offers a delightful blend of riverside tranquillity and village charm, just a short distance from Rugby town centre. Rich in history and character, this sought-after area features the scenic River Avon and Oxford Canal, with picturesque walks and historic landmarks such as St. Botolph's Church and the Newbold Tunnel adding to its appeal. Residents enjoy a welcoming community atmosphere, complemented by local shops, cosy pubs, and well-regarded schools. With easy access to Rugby's transport links including M1 and M6, and direct rail services to London and Birmingham. Newbold on Avon is perfect for buyers seeking a peaceful lifestyle with excellent connectivity and timeless charm.

Accommodation Comprises

Entry via obscure upvc composite door into:

Entrance Hall

Stairs rising to first floor. Storage cupboard housing the gas and electric meters. Door to lounge. Sliding door to kitchen.

Lounge / Diner

26'2" x 11'1" (7.99m x 3.40m)

Upvc double glazed bay window to front aspect. Upvc double glazed French doors to rear aspect. Feature fireplace with electric fire and timber surround. Two radiators. Understairs storage cupboard.

Kitchen

16'5" x 7'7" (5.01m x 2.33m)

Fitted with a range of base and eye level units with work surface space incorporating a cream ceramic sink unit with mixer tap. Tiled splash backs. Space for an electric cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted combi boiler. Radiator. Vinyl floor covering. Upvc double glazed window to rear aspect. Upvc double glazed window to side aspect. Upvc obscure glazed door to side.

First Floor Landing

Upvc double glazed window to side aspect. Radiator. Doors off to bedrooms and shower room. Access to loft space.

Bedroom One

13'5" x 11'1" (4.11m x 3.40m)

Upvc double glazed bay window to front aspect. Radiator. Wardrobe space.

Bedroom Two

12'8" x 11'1" (3.88m x 3.40m)

Upvc double glazed window to rear aspect. Radiator.

Bedroom Three

9'11" x 7'3" (3.04m x 2.21m)

Upvc double glazed window to rear aspect. Radiator.

Shower Room

Fitted with a modern suite to comprise; double shower cubicle with mixer shower and rainfall shower head, wash hand basin with vanity unit and mixer tap over, and a low level w.c. Fully tiled walls. Extractor. Chrome heated towel rail. Vinyl flooring. Obscure upvc double glazed window to front elevation.

Front Garden

Mainly laid to lawn. Attractive shrubs and flowers. Timber fencing. Block paved driveway providing off road parking for four cars. Access to garage. Cast iron gate giving access to rear garden.

Garage

Up and over door. Personal door to garden.

Rear Garden

Mainly laid to lawn. Patio area ideal for al-fresco dining. Variety of mature shrubs and flowers. Enclosed by brick wall and timber fencing.

Agents Note

Council Tax Band: C

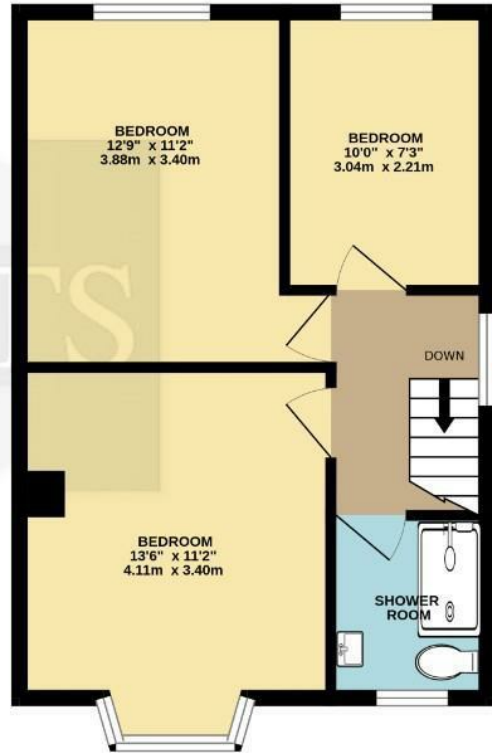
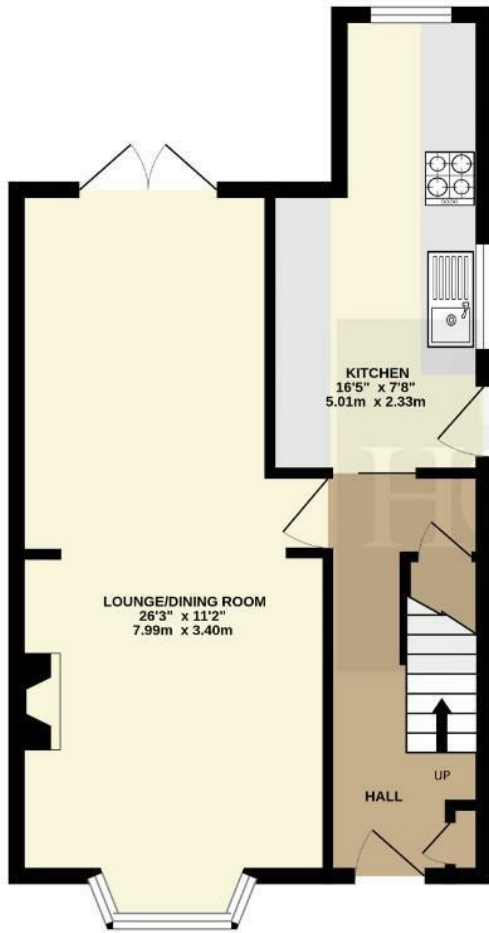
Energy Efficiency Rating: D





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

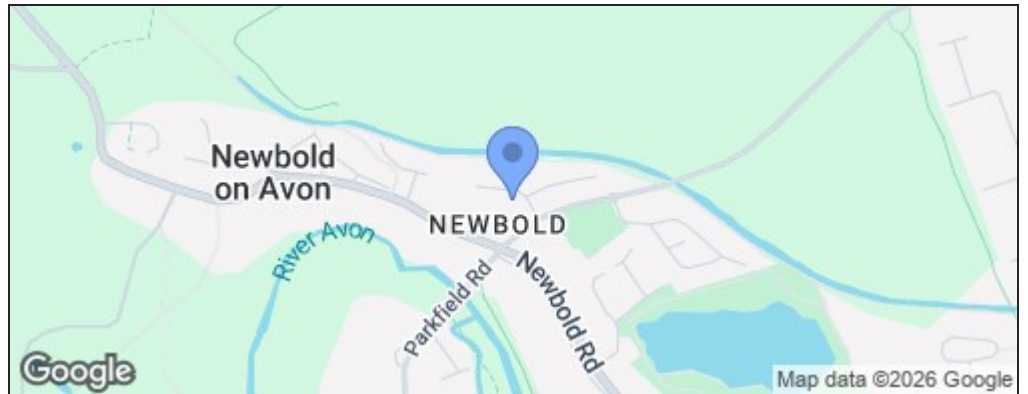
1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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			81
(69-80) C			
(55-68) D	62		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.