



CALDECOTT

PROPERTY SALES & LETTINGS

The Leys, Newton
Offers Over £220,000

2 1 1







PROPERTY SALES & LETTINGS

For illustrative purposes only.
Measurements are approximate and floorplan should be used as a guide.

Two -bedroom semi-detached property in the charming village of Newton is offered for sale. The well-presented property comprises an entrance hall, spacious lounge/dining room, modern kitchen/breakfast room, two well-proportioned bedrooms, and a contemporary family bathroom.

The rear garden is generously sized and enjoys beautiful views across open countryside, providing an ideal space for relaxing or entertaining.

Newton is a quaint village with a strong sense of community, benefitting from a village hall and public house. It offers excellent transport links, including rail services to London in approximately 48 minutes from Rugby station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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