



## 3 Tank Cottages Newbold Road , Rugby, CV21 1HE

CHARMING, Two Bedroom, End-Terraced Cottage in SECLUDED PRIVATE SETTING.

Tucked away in a wonderfully private and secluded location at the end of a private road off Newbold Road in Rugby, this beautifully refurbished cottage offers the perfect blend of character, comfort and modern living.

Set on a sizeable plot, the property is accessed via secure gated entry, leading to ample off road parking and a detached garage. The generous enclosed garden is a true sanctuary for relaxation, surrounded by mature shrubs and trees that provide a high degree of privacy and a peaceful green outlook.

The current owners have sympathetically renovated the home to a high standard retaining its original charm while introducing stylish contemporary finishes.

Guide price £250,000

# 3 Tank Cottages Newbold Road , Rugby, CV21 1HE



- Beautifully Refurbished End Terraced Cottage
- Sizeable Plot With Secure Gated Access
- Cosy Lounge With Feature Fireplace & Direct Garden Access
- Lovingly Modernised Throughout Whilst Retaining Charm & Character
- Two Spacious Light Filled Bedrooms With Neutral Decor
- Large Enclosed Garden offering Exceptional Privacy
- Ample Off Road Parking & Detached Garage
- Secluded and Private Location
- Stylish Navy Blue, Shaker Style Kitchen/Diner
- Contemporary Refitted Family Bathroom

## Entrance Hall

8'1" x 3'6" (2.48 x 1.07)

## Kitchen/Diner

19'11" x 10'11" (6.09 x 3.35)

## Lounge

20'6" x 11'1" (6.27 x 3.39)

## Bathroom

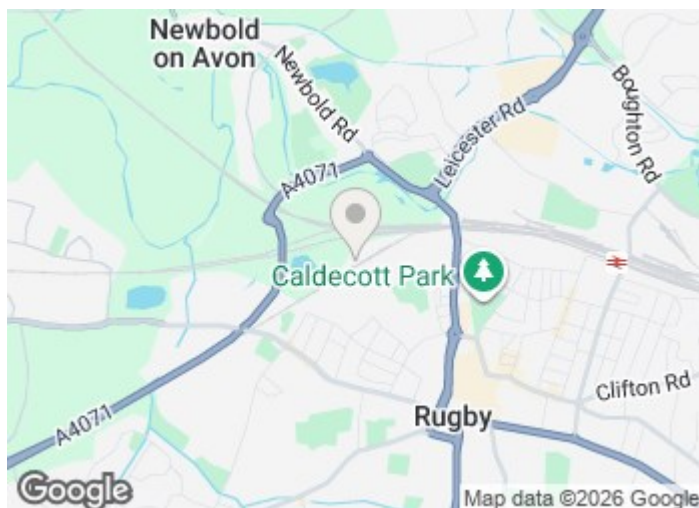
6'5" x 5'2" (1.98 x 1.59)

## Bedroom One

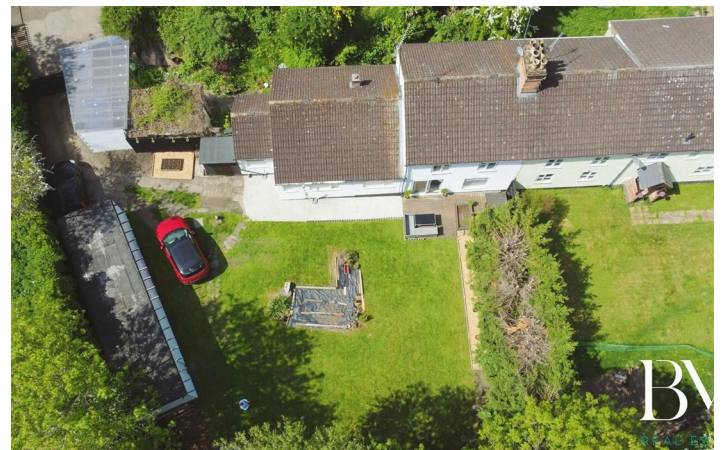
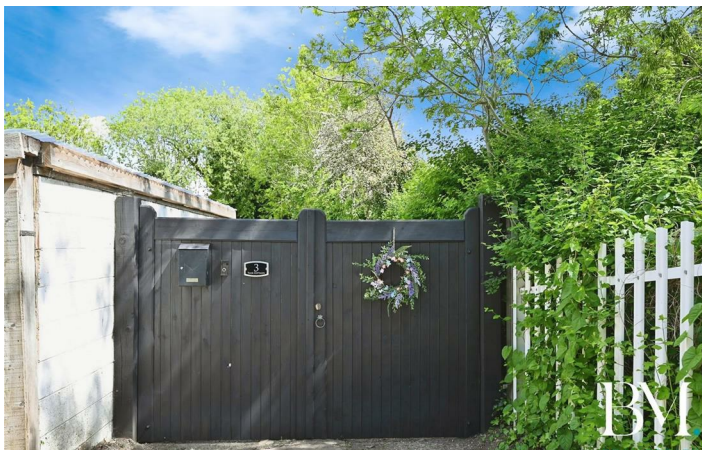
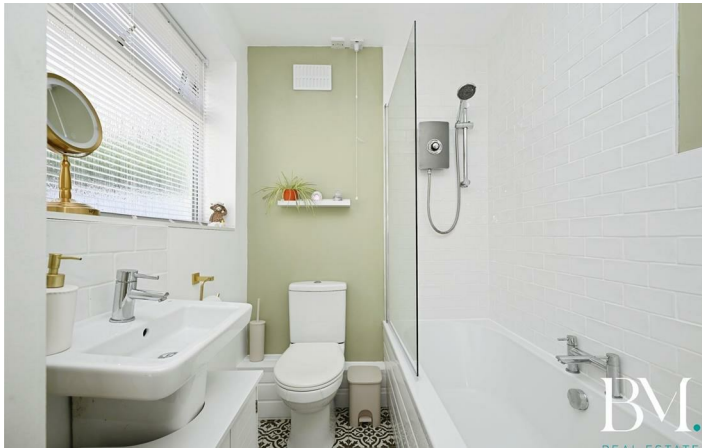
12'1" x 11'0" (3.69 x 3.37)

## Bedroom Two

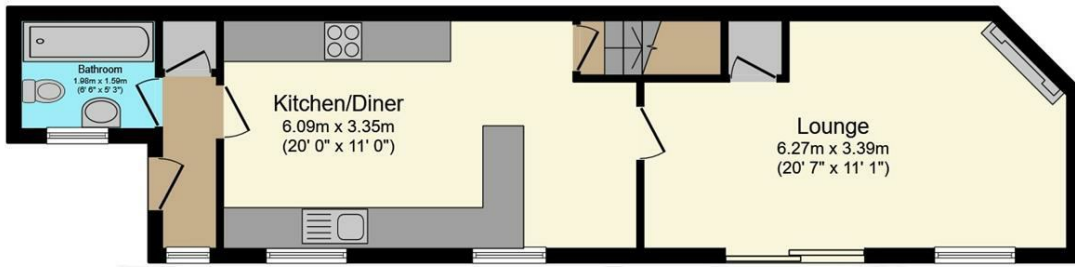
8'0" x 7'11" (2.46 x 2.43)



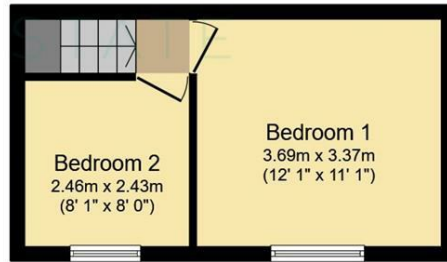
[Directions](#)



# Floor Plan



**Ground Floor**  
Floor area 47.3 sq.m. (509 sq.ft.)



**First Floor**  
Floor area 20.6 sq.m. (221 sq.ft.)

**Total floor area: 67.9 sq.m. (731 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](http://www.Propertybox.io)

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