





Property Description

CALLING ALL FIRST TIME BUYERS

Connells are delighted to bring to market the opportunity to acquire this well presented, semi-detached, three bedroom home on Meadow Road in Newbold On Avon, Rugby. In brief, Meadow Road comprises of; entrance hall, downstairs cloakroom, family lounge, dining room, kitchen, three double bedrooms and family bathroom. Externally, there is a generous rear garden and driveway to the front providing off road parking. This property also benefits from an upgraded kitchen, bathroom and boiler.

Meadow Road is within walking distance to local shops and amenities, The Newbold Crown Pub, local chip shop, bus routes and lovely dog walks. Newbold also offers excellent travel links with being a 5 minute drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is close to Rugby Town Centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Entrance

The main door is located at the side of the property and leads onto a welcoming entrance hall with stairs rising to the first floor landing and a built in understair storage cupboard.

Downstairs Cloakroom

With low level WC, wash hand basin and frosted window to the rear aspect.

Lounge

Spacious family lounge featuring window to the front aspect.

Dining Room

Featuring space for a dining table and window to the front aspect.

Kitchen

Modern fitted kitchen with integrated; oven, five ring gas hob and extractor fan, fridge freezer, dish washer, washing machine/tumble dryer. Two windows to the rear aspect.

Landing

First floor landing with loft hatch providing loft

access.

Bedroom One

The principle bedroom features space for a wardrobe and windows to the front and side aspect.

Bedroom Two

Featuring space for a wardrobe, a built in storage cupboard, and window to the front aspect.

Bedroom Three

Featuring space for a wardrobe and window to the rear aspect.

Bathroom

A modern and large family bathroom with a built in bath, walk in rainfall shower, low level WC, wash hand basin, and frosted window to the rear aspect.

Rear Of Property

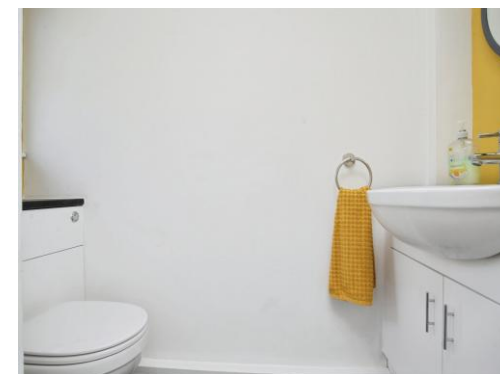
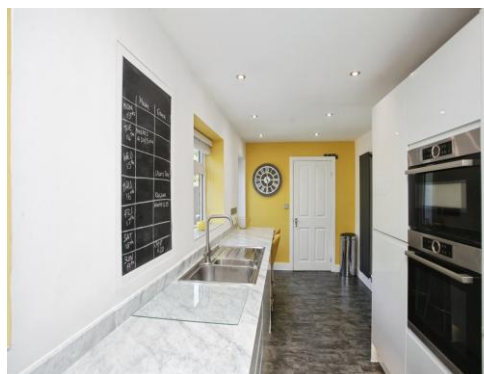
A well maintained, generous rear garden laid to lawn and patio area. With trees to the rear providing privacy, a storage shed and side accessibility.

Parking

This property has a driveway to the front aspect for multiple vehicles.

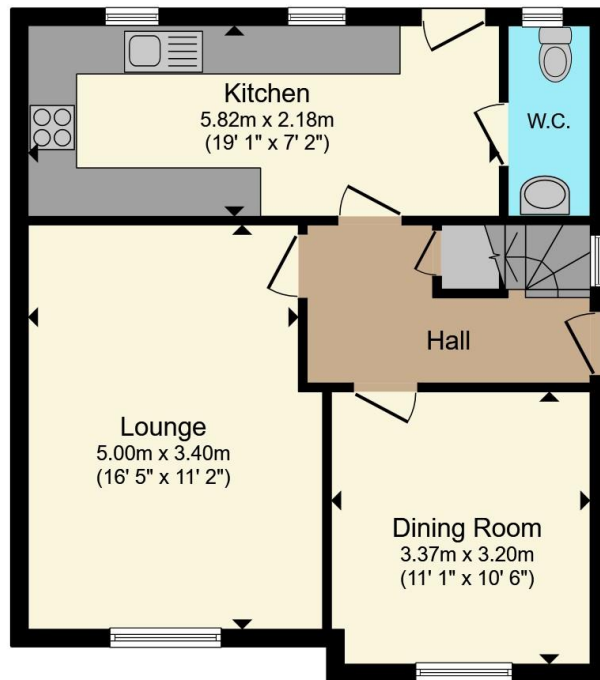
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

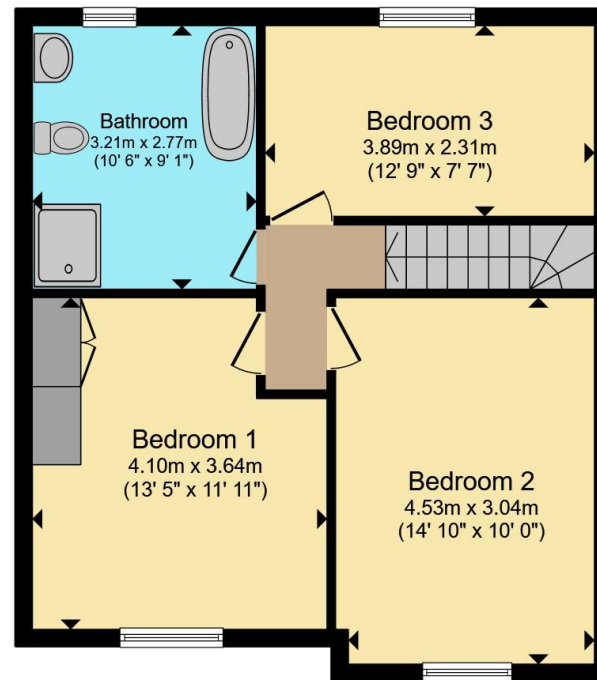








Ground Floor



First Floor

Total floor area 106.1 m² (1,142 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108208



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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