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**Merynton Close, Newbold On Avon**  
**Offers in the region of £315,000**

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ESTATE AGENTS

# Merynton Close, Newbold On Avon, Rugby

Complete Estate Agents are pleased to present this wonderful semi-detached, four-bedroom home on a pretty, private road within the popular village of Newbold upon Avon.

Merynton Place is an Exclusive Development of 14 Semi Detached and Detached Family Homes Built by Benfield Homes Group in 2021. This particular property is being offered for sale in immaculate condition. The accommodation includes an entrance hall, fitted kitchen with appliances, a living dining room, a ground-floor WC, and a family bathroom. Two first-floor bedrooms with one en-suite and two further second-floor bedrooms. The gardens include a perfectly paved driveway with parking for two/ three vehicles and a good-sized, private lawned rear garden with a patio.

## Entrance Hall

## Cloakroom

Low level WC and sink.

## Kitchen 10'7" x 8'5" (3.25 x 2.57)

Featuring a range of wall and mount base units, integrated oven with four ring gas hob and extractor fan, and integrated fridge freezer. There is also additional space for a dish washer and washing machine. Window to the front aspect.

## Lounge / Dining Room 20'0" x 15'3" (6.10 x 4.67)

A spacious lounge/diner featuring bespoke bifolding doors overlooking the rear garden, and built in storage cupboard.



## First Floor Landing

First floor landing with a storage cupboard and access to first floor rooms.

## Main Bedroom 11'10" x 10'9" (3.61 x 3.30 )

Built in wardrobe . Radiator, Window to the rear aspect.

## En Suite

Walk in double width shower, low level WC and sink. Radiator.

## Bedroom Three 10'11" x 8'5" (3.35 x 2.57 )

Radiator and window to the front aspect.

## Main Bathroom

Pedestal bath and shower over , low level WC, sink and window to the front aspect.

## Second Floor Landing

Storage area . Doors to

## Bedroom Two 8'11" x 8'0" (2.74 x 2.44 )

Velux window to the rear aspect. Radiator.

## Outside Rear

A private landscaped rear garden, laid to lawn with patio area, and a storage shed.

## Parking

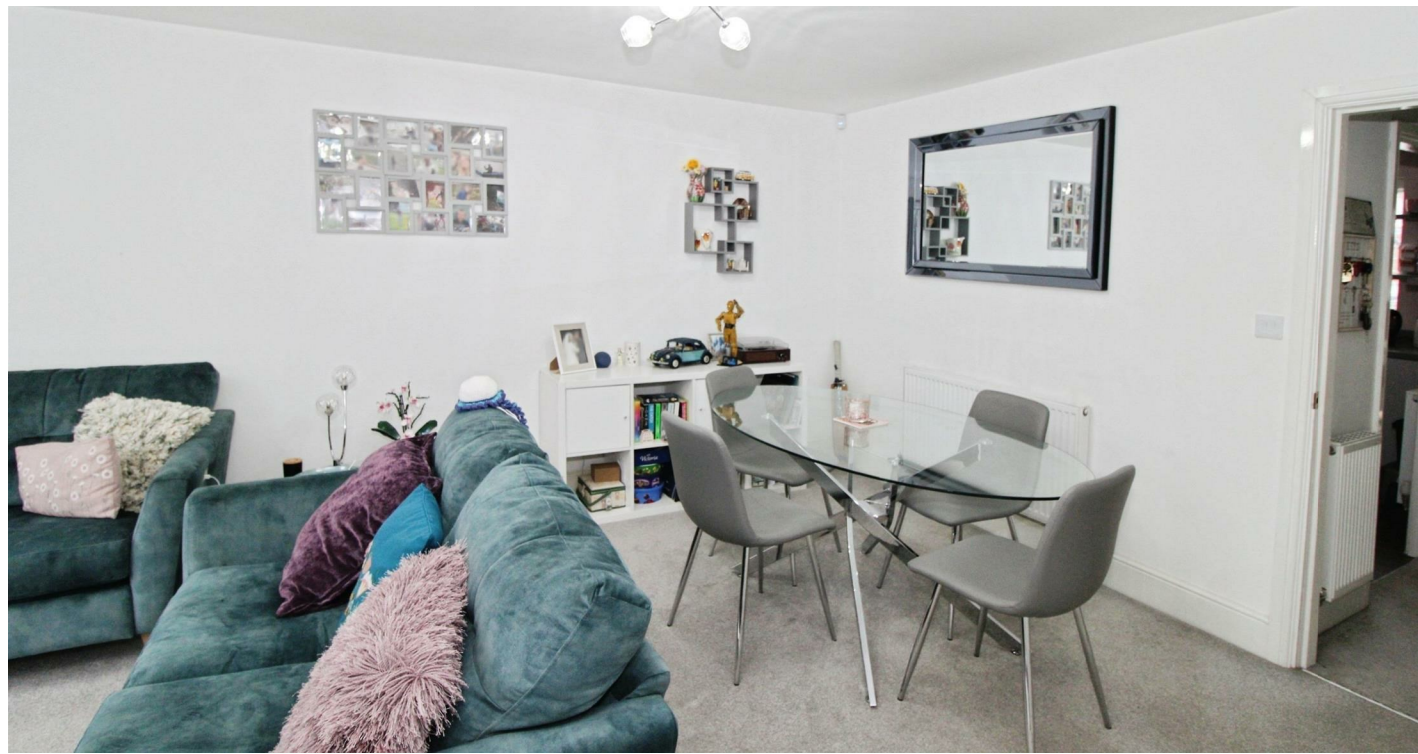
The property comes with allocated off road parking for approximately two to three vehicles.

## About Rugby

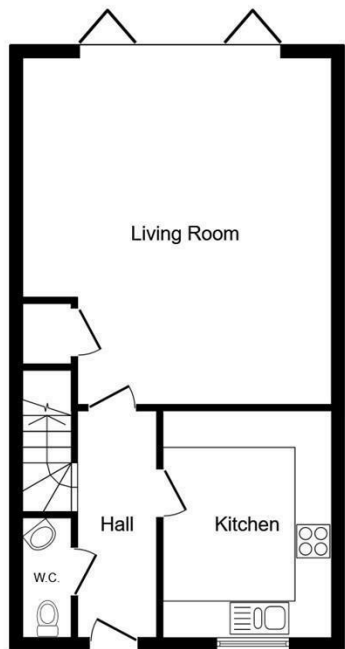
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,

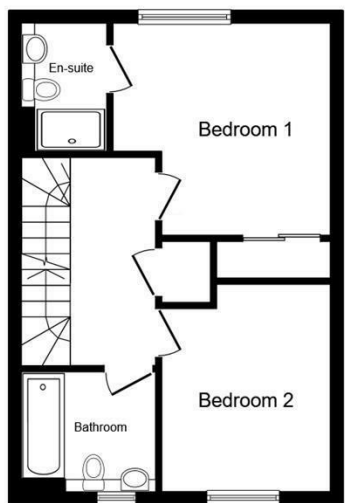


Rugby  
CV21 2RR



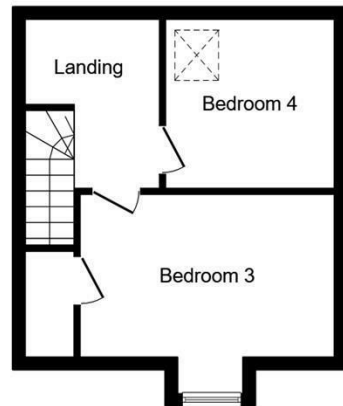
**Ground Floor**

Floor area 48.1 sq.m. (518 sq.ft.)



**First Floor**

Floor area 38.9 sq.m. (419 sq.ft.)



**Second Floor**

Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 115.7 sq.m. (1,245 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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