



EDWARD KNIGHT
ESTATE AGENTS

387 NEWBOLD ROAD, NEWBOLD, RUGBY, CV21 1EP

£250,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended three bedroom semi detached property which is located in the popular suburb of Newbold in Rugby. In brief the accommodation comprises of entrance porch, entrance hall, lounge/dining room, separate dining room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property has a South facing rear garden which backs onto the River Avon offering a good degree of privacy. To the front is a driveway providing off road parking and leading to a detached garage.

The property is for sale with no onward chain, viewing is strictly by appointment with Edward Knight Estate Agents Regent Street office.

LOCATION

Newbold-on-Avon is a suburb located approximately 1 mile north-west of Rugby's town centre. There is a small selection of shops within Newbold including a convenience store and a take away outlets. Further shopping facilities can be found nearby in Rugby town centre and at the out of town retail parks, Elliots Field and Junction One. The River Avon runs to the south of Newbold and the Oxford Canal runs immediately to the north with a popular canal side pub, The Barley Mow.

Newbold is home to two schools, the primary school, Riverside Academy and the secondary school, Avon Valley School and Performing Arts College.

ENTRANCE HALL

13' 8" x 5' 8" (4.17m x 1.73m)

DINING ROOM



12' 1" x 11' 1" (3.68m x 3.38m)

LOUNGE

18' 7" x 11' 3" (5.66m x 3.43m)

KITCHEN

16' 0" x 6' 10" (4.88m x 2.08m)

BEDROOM

12' 5" x 9' 4" (3.78m x 2.84m)

BEDROOM

11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM

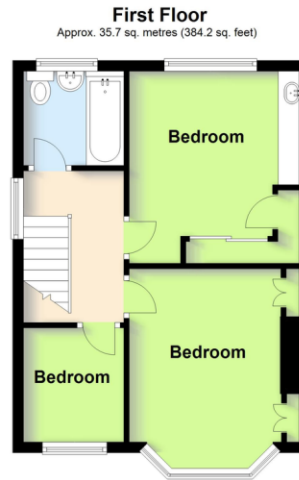
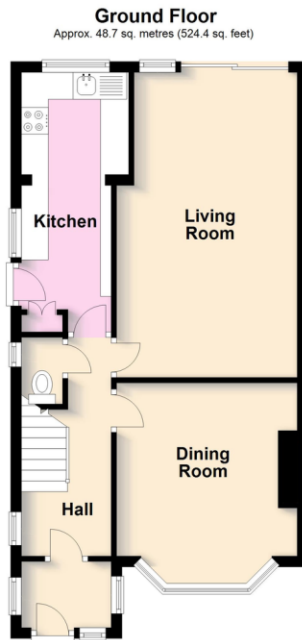
8' 2" x 6' 4" (2.49m x 1.93m)

BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)







Total area: approx. 84.4 sq. metres (908.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		