

90 PARKFIELD ROAD, NEWBOLD, RUGBY, CV21 1ES

GUIDE PRICE £184,950



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PROPERTY SUMMARY

We are delighted to offer for sale this well presented three bedroom mid terrace property which is conveniently situated for a range of amenities to include local shops and stores, popular schools for all ages and recreational and leisure facilities.

In brief the accommodation comprises of an entrance hall, lounge with feature place, kitchen/breakfast room and cloakroom/ W.c. To the first floor there are three well proportioned bedrooms and a refitted shower room. The property benefits from gas fired central heating to radiators and Upvc double glazing. Externally there are well maintained front and rear gardens.

This property would make an ideal first time purchase and has the added benefit of being offered with no onward chain.

LOCATION

This property is located within the popular area of Newbold Upon Avon in Rugby. This property boasts an enviable plot being adjacent to the Newbold Quarry nature reserve. Newbold offers various local amenities to include two public houses, a Co-Op store, hairdresser, fish and chip shop and church. The village also has easy access to the Oxford Canal as well as having the popular Avon Valley Secondary School.

ENTRANCE HALL

LIVING ROOM 14' 8'' x 10' 6'' (4.47m x 3.2m)

KITCHEN/DINING ROOM 13' 6" x 9' 11" (4.11m x 3.02m)

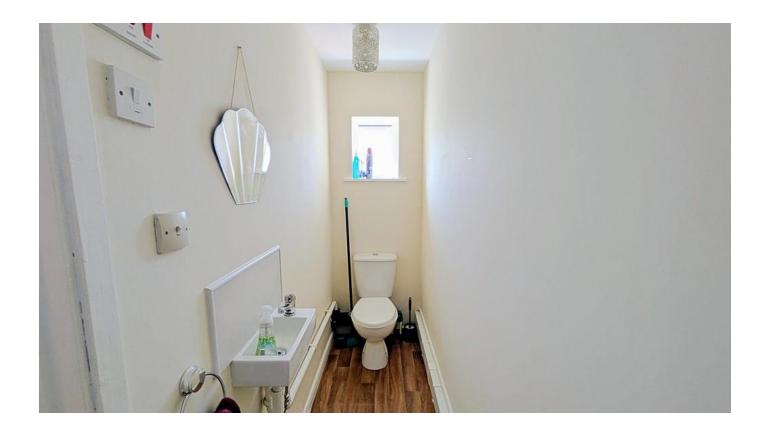
W.C

SHOWER ROOM

BEDROOM ONE 8' 6'' x 14' 11'' (2.59m x 4.55m)

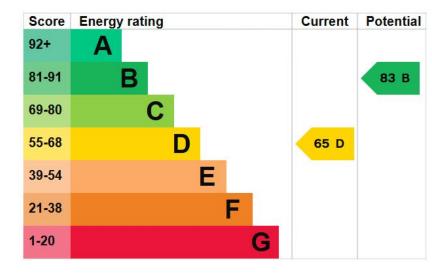
BEDROOM TWO 10' 7" x 8' 2" (3.23m x 2.49m)

BEDROOM THREE 9' x 7' 10" (2.74m x 2.39m)













Ground Floor

This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ. Plan produced using PlanUp.

14 Regent Street, Rugby, Varwickshire, CV21 2PY www.edwardknight.co.uk sales@edwardknight.co.uk 01788 543222 Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements