



EDWARD KNIGHT
ESTATE AGENTS

90 PARKFIELD ROAD, NEWBOLD, RUGBY, CV21 1ES

GUIDE PRICE £175,000





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)





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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		