



EDWARD KNIGHT
ESTATE AGENTS

410 NEWBOLD ROAD, RUGBY, CV21 1EL

£180,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale Glen Rosa, a two-bedroom semi-detached property dating back to 1874. While full of character, the home would benefit from updating and modernisation throughout, offering an excellent opportunity for buyers to create a property to their own taste.

The property is located in the highly sought-after area of Newbold-upon-Avon and is conveniently situated close to a wide range of local amenities, including a parade of shops, convenience stores, hot food outlets, public houses, well-regarded schools, and attractive canal-side walks.

In brief, the accommodation comprises an entrance hall, lounge, separate dining room, and kitchen. To the first floor, there are two double bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden offering a high degree of privacy, while to the front there is a charming established garden, together with a driveway leading to a garage.



LOCATION

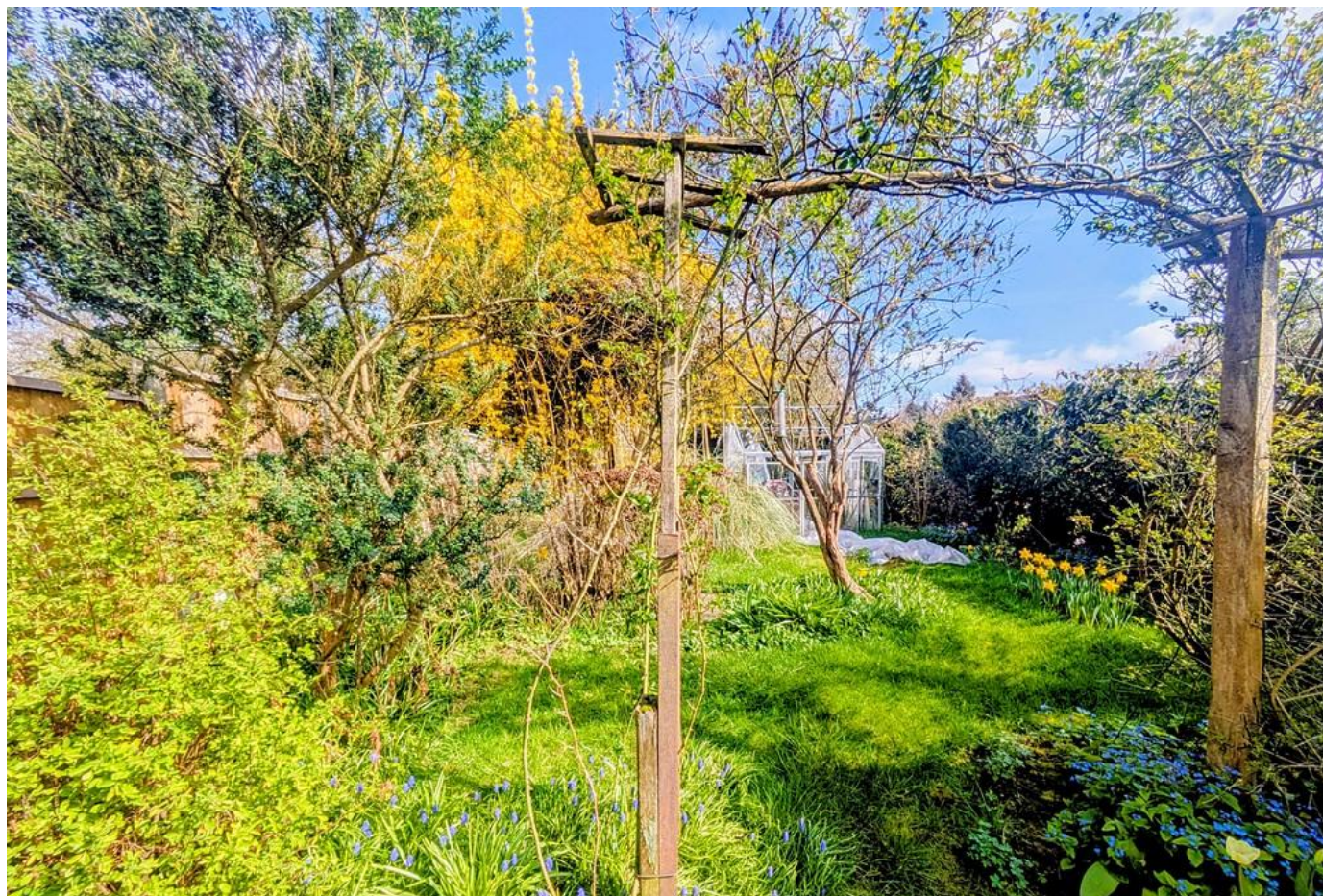
Newbold-on-Avon is a popular suburb situated approximately one mile north-west of Rugby town centre, offering a convenient and well-connected residential setting.

Within the area itself, there is a small selection of local amenities including a convenience store and takeaway outlets, catering to everyday needs.

A wider range of shopping and leisure facilities can be found in Rugby town centre, along with nearby retail parks such as Elliots Field and Junction One, providing an excellent choice of high street and out-of-town retailers.

The area is well regarded for its attractive surroundings, with the River Avon flowing to the south and the Oxford Canal running along the northern edge, offering scenic walks and leisure opportunities. The canal is also home to the popular waterside public house, The Barley Mow.

Newbold-on-Avon is served by two well-regarded schools, including Riverside Academy (primary) and Avon Valley School and Performing Arts College (secondary), making it an appealing location for families.



ENTRANCE HALL

13' 2" x 2' 10" (4.01m x 0.86m)

LOUNGE

13' 10" x 12' 2" (4.22m x 3.71m)

DINING ROOM

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

KITCHEN

14' 1" x 8' 1" (4.29m x 2.46m)

FIRST FLOOR LANDING

BEDROOM

15' 1" x 12' 2" (4.6m x 3.71m)

BEDROOM

12' 11" x 9' 0" (3.94m x 2.74m)

BATHROOM

12' 11" x 9' 0" (3.94m x 2.74m)



Ground Floor

Approx. 49.9 sq. metres (537.1 sq. feet)



First Floor

Approx. 45.9 sq. metres (493.8 sq. feet)



Total area: approx. 95.8 sq. metres (1031.0 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		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	