BROWN & COCKERILL
ESTATE AGENTS

117 MAIN STREET

N E W B O L D - O N - A V O N
R U G B Y
W A R W I C K S H I R E
C V 2 1 1 H N

Guide Price £375,000 Freehold

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended four bedroom detached dormer style bungalow situated in the sought after village of Newbold-on-Avon, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

Newbold-on-Avon boasts beautiful countryside walks along the Oxford Canal and there are a range of local amenities to include a parade of shops, take away outlets, public houses and St Botolph's Church. There is also excellent local schooling for all ages.

The location is ideal with convenient access to both Coventry and Rugby with the Midland road and motorway networks providing excellent commuter travel. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with tiled flooring and doors off to the lounge/dining room. To the lounge area, there is a feature gas fireplace and French doors giving direct access to the rear garden and off the dining area, stairs rise to the first floor landing. The spacious kitchen/dining/family room has tiled flooring with French doors opening onto the rear garden and provides an ideal entertaining space. To the kitchen area, there is a four ring electric hob with oven below and extractor over, plumbing for a washing machine and dishwasher, space for a fridge/freezer and tumble dryer and has a storage cupboard housing the gas fired combination boiler. An inner hallway has a personnel door giving access to the side of the property and driveway with doors off to an entrance area to the master bedroom which boast views over the rear garden and church with an additional feature port window. The bedroom is serviced by a fully tiled en-suite/family bathroom fitted with a bath, low level w.c., wash hand basin, heated towel rail and shaving point. Bedroom two also benefits from a further fully tiled en-suite bathroom fitted with a sunken bath with shower over, low level w.c., wash hand basin, ceiling spotlights, shaving point and under floor heating.

To the first floor, the landing has a Velux window, countryside views and doors off to bedroom three which has a Velux window, limited head height to the sides, eaves storage and benefits from a part tiled en-suite shower room fitted with a shower cubicle, low level w.c., wash hand basin and heated towel rail. There is a further well-proportioned bedroom with limited head height and has a Velux window and views over open countryside to the rear of the property.

The property benefits from gas fired central heating to radiators and has Upvc double glazing throughout.

Externally, to the front is a fore garden and shared driveway leading to a private driveway providing off road parking for two vehicles. The enclosed rear garden enjoys a private aspect with views over open countryside and the church and is predominantly laid to lawn with a paved patio area and decked area to the immediate rear and has pedestrian access to the frontage.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 142 m² (1528 ft²).

AGENTS NOTES

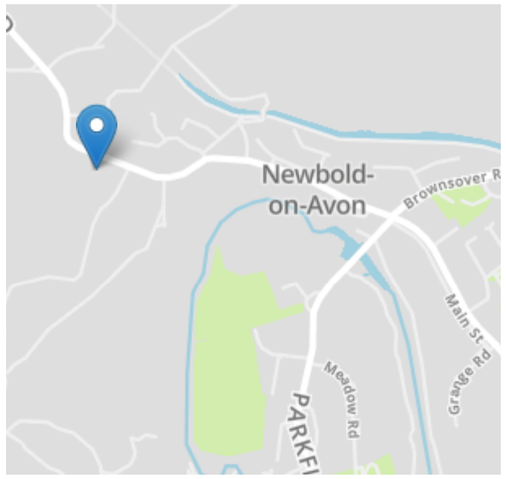
Council Tax Band 'D'.
Estimated Rental Value: £1800 pcm approx.
What3Words: ///plenty.voices.water

MORTGAGE & LEGAL ADVICE

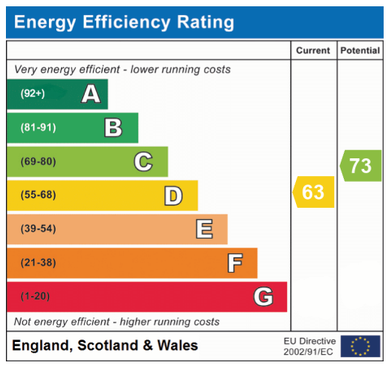
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **An Extended Four Bedroom Detached Dormer Style Bungalow**
- **Sought After Village Location**
- **Lounge/Dining Room with Feature Fireplace and French Doors toRear Garden**
- **Kitchen/Dining/Family Room with Hob, Oven and French Doors to Rear Garden**
- **En-Suite/Family Bathroom to Master Bedroom, En-suite Bathroom to Second Bedroom and En-Suite Shower Room to Third Bedroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Off Road Parking and Enclosed Rear Garden with Countryside Views**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall
14' 10" x 4' 0" (4.52m x 1.22m)
Lounge/Dining Room
Lounge Area: 13' 9" x 12' 10" (4.19m x 3.91m)
Dining Area: 10' 10" x 10' 1" (3.30m x 3.07m)
Kitchen/Dining/Family Room
29' 3" maximum x 13' 1" maximum (8.92m maximum x 3.99m maximum)
Inner Hallway
5' 1" x 4' 2" (1.55m x 1.27m)
Bedroom One
Entrance: 6' 3" x 2' 6" (1.91m x 0.76m)
Bedroom Area: 17' 6" x 9' 9" (5.33m x 2.97m)
En-Suite/Family Bathroom One
6' 9" x 6' 2" (2.06m x 1.88m)
Bedroom Two
10' 11" x 10' 3" (3.33m x 3.12m)
En-Suite Bathroom Two
8' 8" x 5' 8" (2.64m x 1.73m)

First Floor

Landing
5' 7" x 3' 0" (1.70m x 0.91m)
Bedroom Three
13' 6" x 9' 8" (4.11m x 2.95m)
En-Suite Shower Room
12' 3" x 5' 2" (3.73m x 1.57m)
Bedroom Four
13' 1" x 7' 4" (3.99m x 2.24m)

FLOOR PLAN

IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendorâ€™s ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.