47, Lea Crescent, Newbold, Rugby, Warwickshire, CV21 1EX

Guide Price: £125,000

A three bedroom mid-terraced property in need of modernisation, offered to the market with no onward chain. It would make an ideal first home or a good investment opportunity.

Features
- Three double bedrooms
- Spacious sitting room
- Fitted kitchen
- Downstairs WC
- First floor family bathroom
- Double glazing throughout
- Gas central heating
- Enclosed rear garden
- No onward chain
Location
Newbold-on-Avon is a suburb of Rugby in Warwickshire, located approximately 1½ miles north-west of the town centre. There is a small selection of shops within Newbold itself, including a convenience store and a selection of 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 two popular canalside pubs, The Boat and The Barley Mow. Leisure facilities can be found at Junction One where there is a multiplex cinema and a well known fitness and wellbeing gym. In addition, a former quarry has been converted into a nature reserve (Newbold Quarry Park) and there is a sizeable children’s play area and playing fields, home to Newbold Football club which runs a local Sunday league. Newbold on Avon RFC also has its own grounds and clubhouse within the village. The church of St Botolph in the old village is grade I listed and dates back to the 15th century. It hosts an annual Christmas Tree Festival each December which is very popular among locals and visitors in equal measure. The main secondary school in Newbold is Avon Valley School but neighbouring Rugby town offers a good selection of further schooling options, including grammar and independent schools.

Ground Floor
The property is entered via an open porch which provides shelter from the elements and access to the front door which leads into the entrance hall. Off the hall is a downstairs WC, and understairs storage cupboard, and doors into the kitchen and the sitting room. Laminate flooring extends from the hallway into the WC and into the kitchen, which has a range of base-level units with wood-effect work surfaces, with space and plumbing for a slot-in gas cooker, washing machine, and fridge/freezer. The sitting room is a good size with stairs rising to the first floor and sliding patio doors to the rear garden. There is also a cupboard/airing cupboard, housing the boiler.

First Floor
The first floor landing gives access to all three bedrooms, the family bathroom, two storage cupboards, and the loft. The bathroom is fitted with a low level WC, panel bath with electric shower over, and a pedestal wash hand basin. All three bedrooms are double rooms. Bedroom two is to the front of the property and has built-in wardrobes. Bedrooms one and three overlook the rear garden with bedroom one also having built-in wardrobes and storage.

Outside
The property is set back from the road with a lawned area and path leading to the front door. The rear garden is enclosed by timber panel fencing. There is a slabbed patio area and a pathway running the length of the garden with lawn to one side and flowerbeds to the other. At the rear of the garden there is a further patio area with a garden shed and rear access via a metal pedestrian gate to an alleyway for bins etc.
Viewing
Strictly by prior appointment via the selling agents. Contact 01788 564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – A.

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