



Scan me to get a **detailed property report & valuation** on your house!



New Street, New Bilton
Offers Over £150,000

complete ● ● ●
ESTATE AGENTS

New Street, New Bilton, Rugby

NO CHAIN! FULL REFURBISHMENT REQUIRED! Welcome to New Street, Rugby - a charming location that could be the perfect setting for your new home! This terraced house boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for comfortable living. Situated in a sought-after area, this property comes with the added benefit of no chain, making the buying process smoother and quicker. While REFURBISHMENT is required, this presents a fantastic opportunity to put your own stamp on the property and create a space that truly reflects your style and taste. One of the highlights of this property is the large garden, providing a wonderful outdoor space for relaxing, entertaining, or even gardening enthusiasts. The two reception rooms offer flexibility in how you can utilise the living space, whether it be for hosting guests or creating a cosy retreat for yourself. Don't miss out on the chance to own a property in this desirable location with great potential. Contact us today to arrange a viewing and envision the possibilities that this house on New Street, Rugby has to offer.

Front Garden

Garden wall to surround, cast iron gate & side access through a shared secure gate to the rear garden.

Hallway

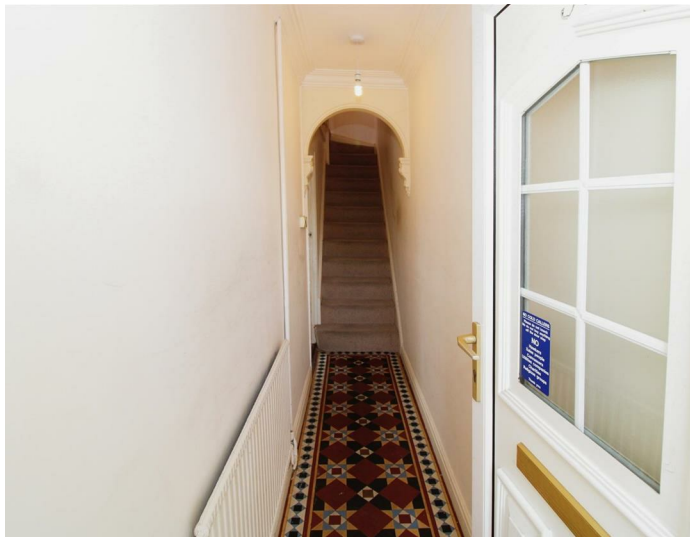
Upvc double glazed front door leading into the Hallway, Original tiled flooring, radiator, Fuse Board.

Living Room 9'2" x 10'9" (2.8 x 3.3)

Spacious living room with bay window and feature fireplace. Radiator & double doors leading onto the dining room.

Dining Room 11'1" x 9'10" (3.4 x 3)

Door to hallway and double doors to living room. Door to kitchen, radiator, under stairs recess, window & storage cupboard.



Kitchen 10'5" x 7'10" (3.2 x 2.4)

Base, wall, and drawer units fitted, window, door leading to bathroom and door leading to garden, radiator, boiler, stainless steel sink and drainer to include mixer tap, Gas hob, electric oven, extractor unit.

Bathroom 4'3" x 6'10" (1.3 x 2.1)

White bathroom suite with mixer shower over the bath, glass shower screen, toilet and sink with storage below.

Landing

Doors leading to all bedrooms, loft hatch, radiator.

Bedroom One 10'9" x 13'1" (3.3 x 4)

Window, radiator & mirrored sliding storage cupboard.

Bedroom Two 11'1" x 8'2" (3.4 x 2.5)

Window & Radiator

Bedroom Three 9'6" x 7'10" (2.9 x 2.4)

Window & Radiator

Garden

Side gate access to front, large patioed area and large grass area.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Agents Note

Pursuant to the Estate Agents act 1979. The owner's of this property are related to a staff member.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Total floor area 70.8 sq.m. (762 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete
ESTATE AGENTS