







## 2 Bedroom Bungalow - Detached

## located on Main Street, Rugby

## Offers In Excess Of £332,500

UP Estates

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## Offers In Excess Of £332,500

- TWO BEDROOM DETACHED BUNGALOW
- READY TO MOVE INTO
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- GENEROUS FITTED KITCHEN
- MODERN SHOWER ROOM
- GENEROUS REAR GARDEN
- SINGLE GARAGE
- DRIVEWAY AND GRAVELLED FRONTAGE
- POPULAR NEWBOLD-ON-AVON LOCATION

TWO BEDROOM DETACHED BUNGALOW | READY TO MOVE INTO | SPACIOUS LOUNGE/DINER | GENEROUS REAR GARDEN | DETACHED SINGLE GARAGE

Situated in the popular Newbold-on-Avon area of Rugby, this well-presented two-bedroom detached bungalow offers spacious and versatile single-storey accommodation, making it an excellent opportunity for buyers seeking a ready-to-move-into home with generous outdoor space.

Upon entering the property, a central entrance hallway provides access to two well-proportioned double bedrooms, a modern shower room and a spacious lounge/diner. The lounge/diner offers excellent space for both relaxing and entertaining, with large glazed doors opening directly onto the rear garden, allowing plenty of natural light to flow through.

The generously sized kitchen features contemporary white units, contrasting worktops, integrated cooking appliances and ample space for additional appliances. The room provides an attractive and practical space, with direct access to the outside.

Externally, the property benefits from a gravelled frontage and driveway access leading towards a detached single garage. To the rear is a particularly appealing garden featuring a combination of lawn, paved seating areas and established planting, providing an excellent setting for outdoor dining, entertaining or simply relaxing.

The property is conveniently positioned for access to Rugby town centre, Rugby railway station and local amenities. For those who enjoy the outdoors, nearby Newbold Quarry Nature Reserve and the Oxford Canal offer attractive opportunities for nature walks and recreation.





## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested









by us, and no guarantee is given regarding their condition or functionality.

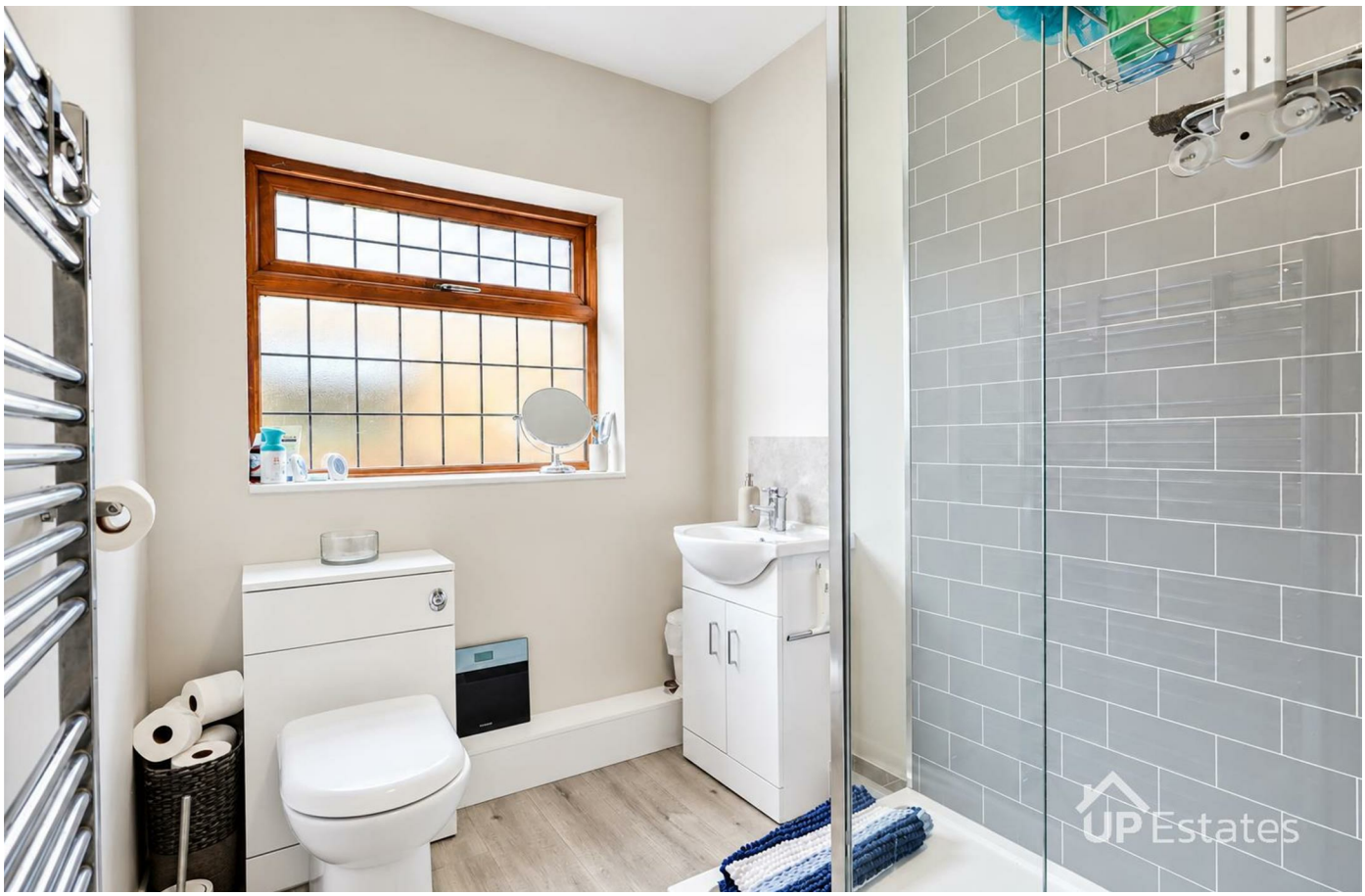
All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

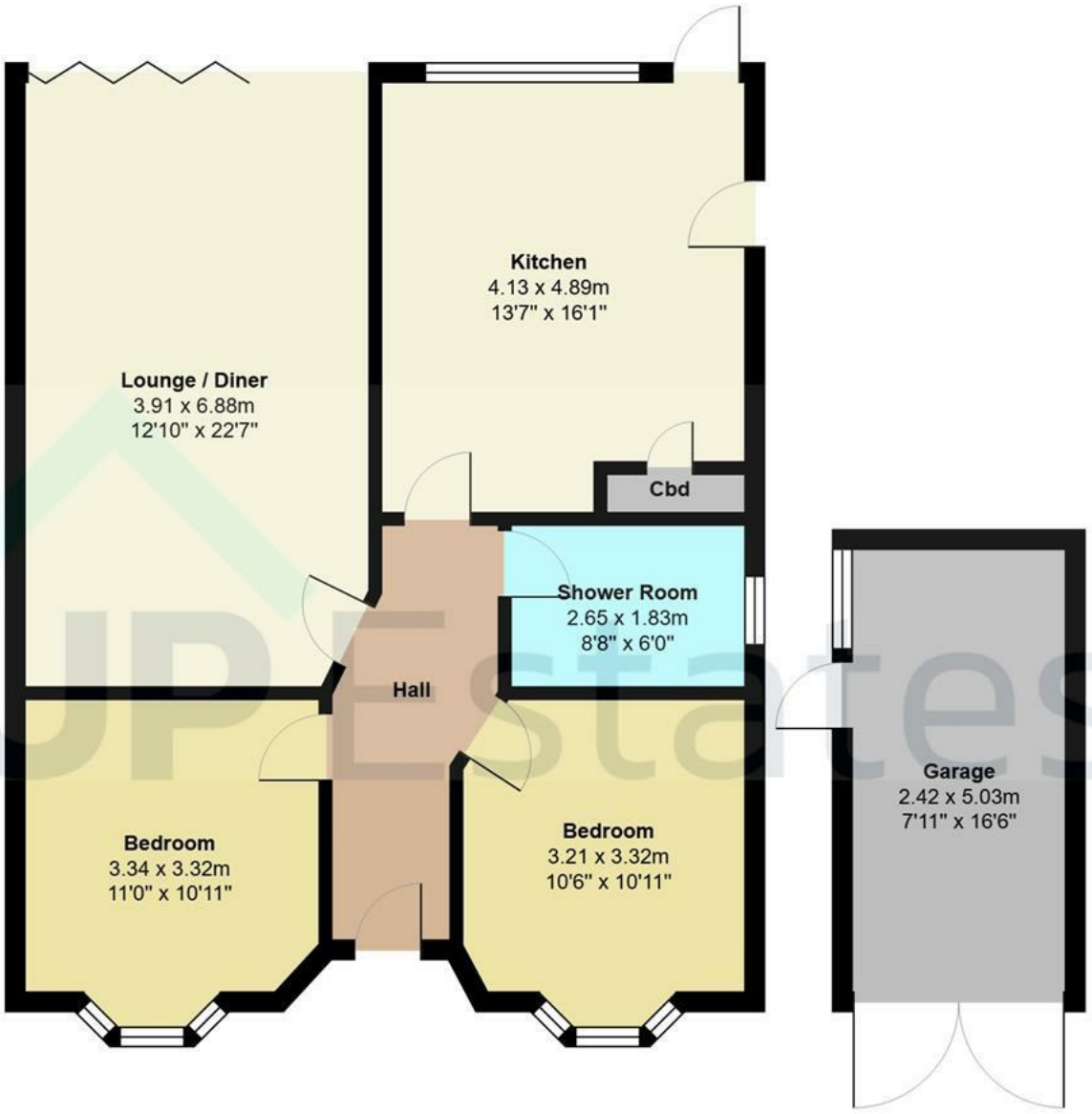
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



# Main Street, Newbold, Rugby






Total Area: 84.6 m² ... 911 ft² (excluding garage)

All measurements are approximate and for display purposes only

**CONTACT**

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