173 Abbey Street
Town Centre
RUGBY
CV21 3LN

Guide Price £150,000

- CASH BUYERS ONLY
- IN NEED OF FULL MODERNISATION
- END TERRACE PROPERTY
- GROUND FLOOR SHOWER ROOM
- CLOSE TO RAILWAY STATION
- INVESTMENT PROPERTY
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- REAR GARDEN
- ENERGY EFFICIENCY RATING F

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INVESTMENT OPPORTUNITY - CASH BUYERS ONLY.
A three bedroom end terrace property in need of renovation and located close to Rugby Railway Station. In brief, the accommodation comprises; lounge, dining room, kitchen, ground floor shower room, and three first floor bedrooms. The property does benefit from upvc double glazing and an enclosed rear garden.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the region's central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises
Upvc double glazed door into:

Lounge
Double glazed window to front. Storage heater. Sliding door to:

Dining Room
Double glazed window to rear.

Kitchen
Double glazed window to side. Sink, shelving and cupboards. Sliding door to:

Inner Lobby
Obscure double glazed door to side.

Shower Room
Walk in shower cubicle, wash hand basin with vanity unit, low level w.c. Fully tiled walls. Tiled floor. Extractor fan. Obscure double glazed windwo to side elevation.

First Floor Landing
Access to loft space.

Bedroom One
Double glazed window to front. Original door.

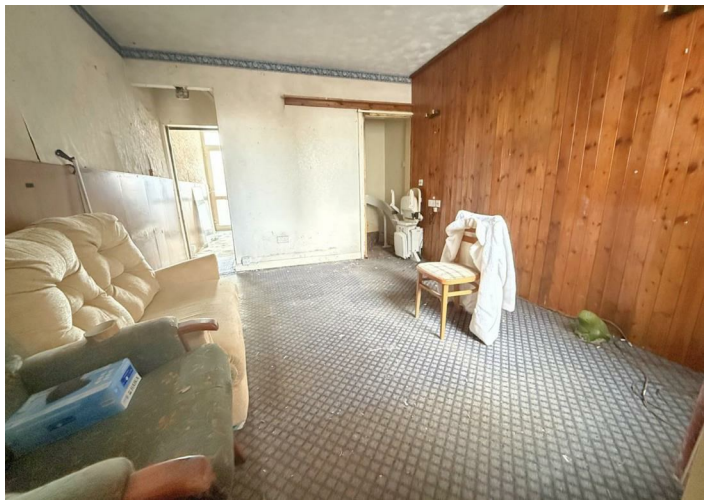
Bedroom Two
Double glazed window to rear. Original door. Overstairs storage cupboard..

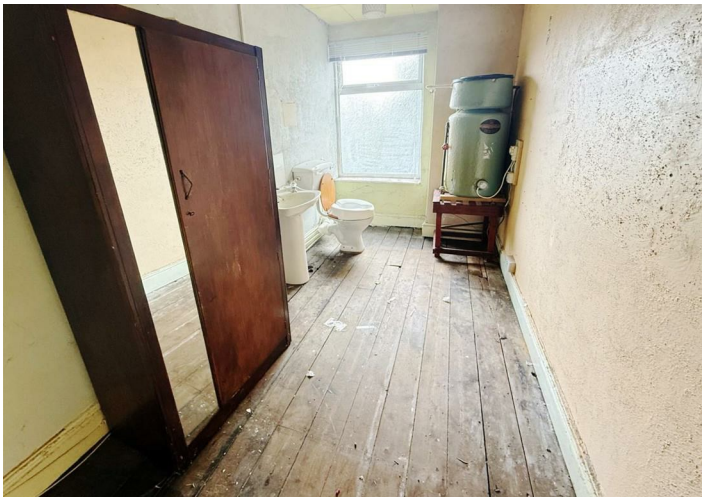
Bedroom Three
Obscure double glazed window to rear asect. Low flush w.c. Wash hand basin. Hot water tank.

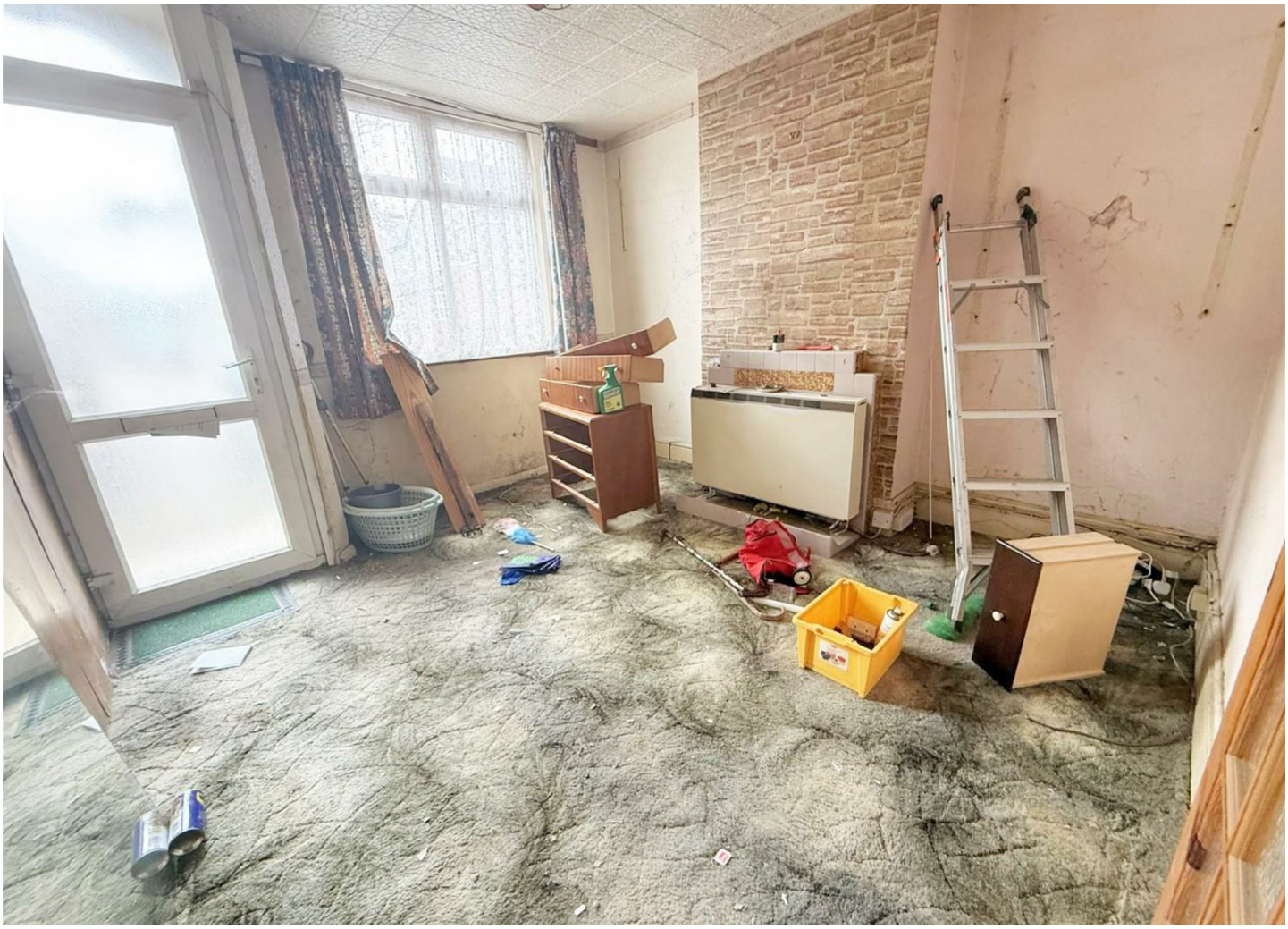
Front Garden
Brick wall. Pathway to entrance.

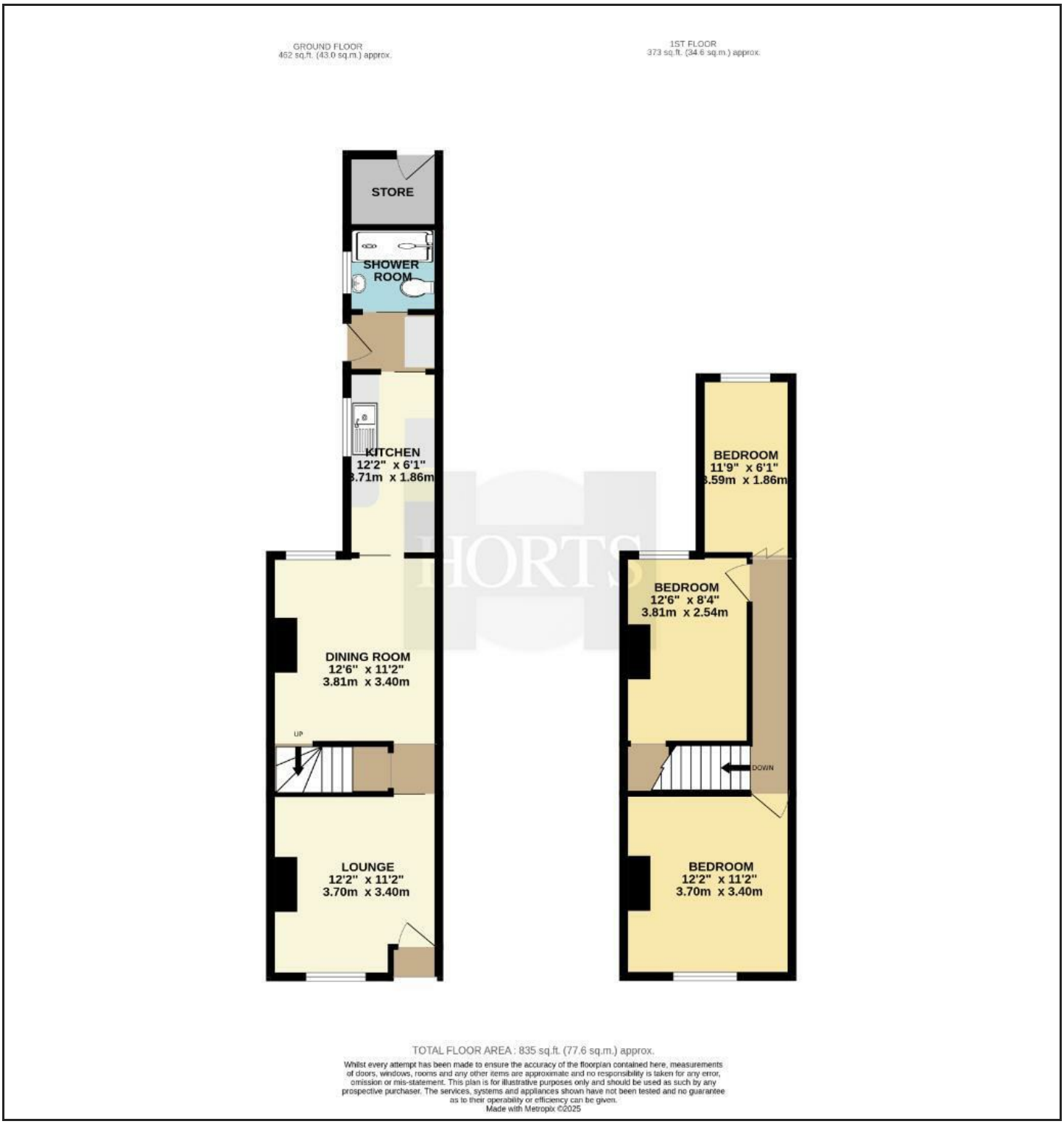
Rear Garden

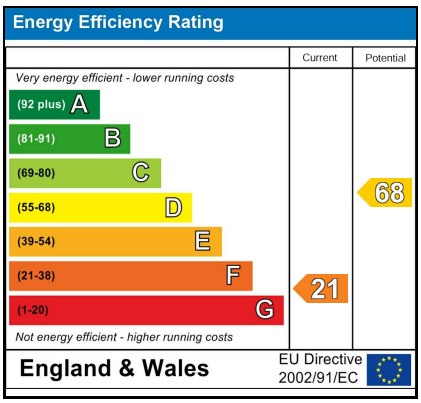
Agents Note
Council Tax Band: A
Energy Effiiency Rating: F

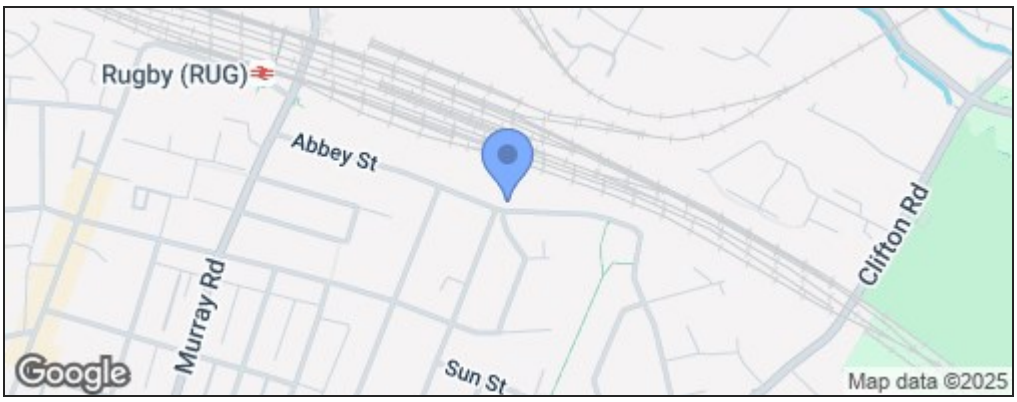












Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.