

173A Rugby Road, Leamington Spa
£350,000

charlesrose.



TOTAL: 926 sq. ft
1st floor: 463 sq. ft, 2nd floor: 463 sq. ft
EXCLUDED AREAS: GARAGE: 185 sq. ft, CARPORT: 248 sq. ft, WALLS: 135 sq. ft

Measurements are calculated accurately but are not guaranteed.



A 1960's built semi detached family residence occupying a generous plot on the edge of Cubbington, offering excellent scope for modernisation and improvement.

The accommodation comprises of an entrance hallway, living room/ dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom

Outside, the property benefits from driveway parking leading to a carport and garage. To the rear is a large garden which enjoys an open aspect.

Rugby Road is a well established residential location approximately two miles from Leamington Spa town centre. The village of Cubbington offers a range of local amenities including shops, schools and recreational facilities, with good access to surrounding towns and road networks.

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