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Cross Street,
Offers In Excess Of £175,000

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Cross Street, , Rugby

Welcome to this charming terraced property which is full of potential and is now available for sale. While it's in need of some modernisation, this is a fantastic opportunity to shape this house into your dream home. It has the makings of a welcoming family home with two double bedrooms, perfect for families or couples alike. The property boasts two spacious reception rooms, perfect for unwinding with your loved ones, and a kitchen ready to be transformed into a cosy cooking space. There's also a bathroom that can be renovated to your own taste. This home is blessed with a fantastic location. It's close to public transport links and also a stone's throw from local amenities and the town center. In summary, this is a wonderful opportunity to create a home in a great location.

To the front of the property

You have a small front garden used for bin storage and on street parking.

Living room 13'2" x 11'7" (4.03 x 3.55)

A spacious living room to the front of the property with a large window allowing lots of natural light there is also a feature fireplace.

Dining room 13'2" x 14'0" (4.03 x 4.27)

To the rear of the property with access upstairs and a window over the rear garden.

Kitchen 8'1" x 8'6" (2.47 x 2.61)

To the rear of the property with access to the rear garden. You have plenty of workspace and storage also.



Bedroom one 13'3" x 11'7" (4.04 x 3.55)

A large double bedroom to the front of the property with plenty of storage space.

Bedroom Two 10'2" x 11'1" (3.10 x 3.38)

Another double bedroom with storage space to the rear of the property.

Bathroom 8'0" x 8'4" (2.46 x 2.56)

A family bathroom with a corner bath and an electric shower over the bath, finished with tiled walls.

Garden

With two outbuilding storage rooms, patio and flower beds.

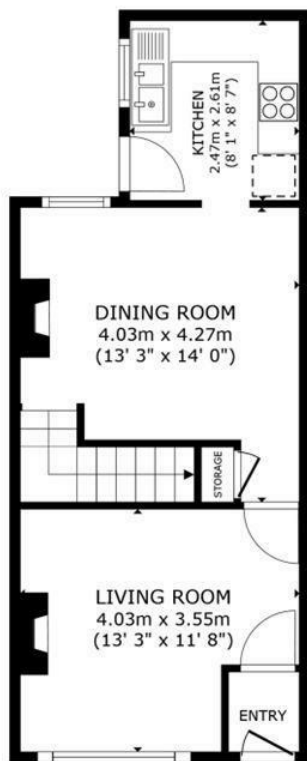
About Rugby

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





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 38.6 m² (416 sq.ft.) FLOOR 2 38.6 m² (415 sq.ft.)
TOTAL : 77.2 m² (831 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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		

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		

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

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