



142 Lytham Road , Rugby, CV22 7PH

IDEAL FIRST TIME PURCHASE! ... Well presented, THREE BEDROOM, mid terraced property with OFF ROAD PARKING, Spacious entrance hall, lounge, dining room, kitchen, lean-to, family bathroom, and GOOD SIZED REAR GARDEN.

The property is conveniently located opposite a mini supermarket in a popular residential area of Rugby, within close proximity to a range of amenities, including a parade of local shops, hot food take-aways, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and is just a five minute drive from Rugby train station.

This family home further benefits from double glazing, and gas central heating, with a new boiler installed in October 2021, and offers lots of potential for improvement/modernisation. There is plenty of space for a single storey rear extension under permitted development rights, which would still leave a good sized garden remaining.

EARLY INSPECTION IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Guide price £215,000

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- Mid Terraced
- South Westerly Rear Garden
- Dining Room
- Family Bathroom
- Three Bedrooms
- Spacious Entrance Hall
- Kitchen
- Off Road Parking
- Lounge
- Lean-To

Entrance Hall

14'0" x 6'5" (4.27m x 1.97m)

Lounge

14'11" x 10'7" (4.57m x 3.23m)

Dining Room

10'10" x 8'0" (3.32m x 2.44m)

Kitchen

9'8" x 10'10" (2.97m x 3.31m)

Lean To

10'10" x 5'2" (3.31m x 1.58m)

Bathroom

10'11" x 6'0" (3.34m x 1.84m)

Bedroom One

13'6" x 9'9" (4.13m x 2.98m)

Bedroom Two

10'5" x 10'1" (3.20m x 3.09m)

Bedroom Three

10'5" x 6'7" (3.20m x 2.03m)



[Directions](#)



