

## 9 Essex Street , Rugby, CV21 2NE

PERFECT OPPORTUNITY FOR FIRST TIME BUYERS!

REFURBISHED, THREE BEDROOM, Mid Terraced property, with OFF ROAD PARKING TO THE REAR, and offered for sale with NO ONWARD CHAIN.

This well proportioned property benefits from close proximity to the town centre with it's wide range of shops and amenities, and is sold with vacant possession ( Photographs have been virtually staged to show how furnishings could look).

The bay fronted property comprises of an entrance hall, lounge/diner, refitted kitchen, lobby, and refitted bathroom on the ground floor, with a landing are and three well proportioned bedrooms to the first floor.

Offers over £200,000

# 9 Essex Street

, Rugby, CV21 2NE



- Mid Terraced Property
- Three Bedrooms
- Refitted Kitchen
- No Onward Chain
- Close To Town Centre
- Entrance Hall
- Refitted Ground Floor Bathroom
- Refurbished
- Through Lounge/Diner
- OFF ROAD PARKING TO REAR

## Entrance Hall

2'10" x 15'7" (0.88 x 4.75)

## Bedroom Two

9'10" x 9'3" (3.02 x 2.83)

## Lounge

13'11" x 10'1" (4.26 x 3.08)

## Bedroom Three

8'6" x 7'6" (2.61 x 2.30)

## Dining Room

10'2" x 10'2" (3.12 x 3.11)

## Kitchen

8'5" x 7'6" (2.58 x 2.31)

## Lobby

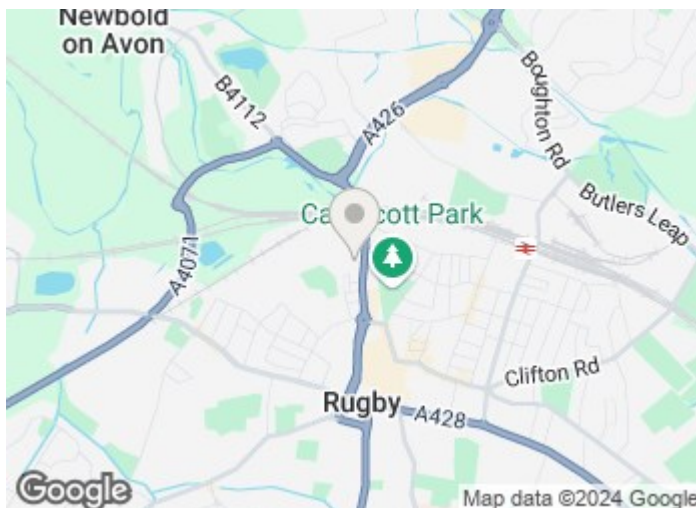
8'5" x 2'10" (2.58 x 0.88)

## Bathroom

6'3" x 5'7" (1.92 x 1.72)

## Bedroom One

14'7" x 11'2" (4.45 x 3.41)



[Directions](#)





# Floor Plan



**Ground Floor**      **First Floor**  
 Floor area 44.1 m<sup>2</sup> (474 sq.ft.)      Floor area 34.2 m<sup>2</sup> (368 sq.ft.)

**TOTAL: 78.2 m<sup>2</sup> (842 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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