



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Nelson Way which is located between Lawford Lane and Blackwood Avenue. Public transport links include Rugby mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A4071, A426, M45 and M6 motorways. Shopping amenities can be found locally within Rugby with an extensive range of shops, bars and restaurants being found in Coventry, Birmingham or Northampton. Recreational pursuits can be found locally at the open spaces of Rugby Parkour Park and Freemantle Play Park.

**Description:**

Freehold semi-detached house arranged over ground and first floors with front and rear gardens, requiring modernisation.

**Accommodation:**

First floor: Three Bedrooms, bathroom/WC, landing  
 Ground floor: Reception room, dining room, office, kitchen, hallway  
 Outside: Front and rear gardens

**EPC rating:** C

**Council Tax Band:** B

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

