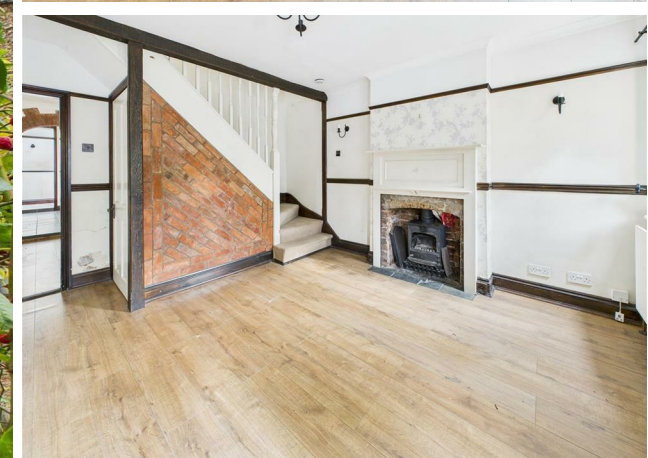




Newbold Road, , Rugby CV21 1EG  
Offers In The Region Of £194,995

**archerbassett**  
LETTINGS AND SALES

- MODERNISATION AND REFURBISHMENT REQUIRED
- TWO RECEPTION ROOMS BOTH WITH LOG BURNERS
- GROUND FLOOR BATHROOM WITH STANDALONE CLAW FOOT BATH AND SEPARATE SHOWER CUBICLE
- ESTABLISHED REAR GARDEN WITH GARAGE
- PROPERTY MUST BE VIEWED INTERNALLY TO FULLY APPRECIATE THE POTENTIAL IT HAS TO OFFER
- MID TERRACE COTTAGE WITH CHARMING CHARACTER FEATURES
- FITTED KITCHEN WITH EXPOSED BRICK FEATURE ARCHWAY
- TWO DOUBLE BEDROOMS TO THE FIRST FLOOR
- GATED PARKING TO THE REAR

Ickle Cottage is a charming mid-terrace house that dates back to 1880, offering a delightful blend of character. This property spans an impressive 979 square feet and is a true gem for those seeking a unique home with potential for investment. The accommodation comprises porch, two deceptively spacious reception rooms, both featuring log burners, the fitted kitchen, complemented by a lean-to, presents an exciting opportunity to create a generous kitchen/diner. The ground floor also boasts a utility area and a stylish bathroom, complete with a standalone claw-foot bath and a separate shower cubicle. As you ascend to the first floor, you will discover two well-proportioned double bedrooms, each equipped with built-in storage. The property is further enhanced by a well-established rear garden, additionally, there is access to a converted garage, which offers versatile options for use as a gym, office, or workshop. Ickle Cottage does need some work but the reward of renovating this quaint cottage would offer substantial long-term rewards to those who recognise it's potential.

