



EDWARD KNIGHT
ESTATE AGENTS

39 GRAHAM ROAD, RUGBY, CV21 3LD

£179,950





SUMMARY

Offered to the market with No Upward Chain this Town Centre property is centrally located close to Rugby's Railway Station and Rugby's Town Centre. The accommodation briefly comprises: Entrance Hall, Two Reception Rooms, Kitchen, W.C, Two Bedrooms, Bathroom and Rear Garden. The property is in need of modernisation and would be an ideal investment /first time purchase.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistros, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

ENTRANCE HALL

10' 4" x 2' 8" (3.15m x 0.81m)

LOUNGE

13' 9" x 8' 7" (4.19m x 2.62m)



DINING ROOM

11' 9" x 11' 9" (3.58m x 3.58m)

KITCHEN

10' 7" x 6' 5" (3.23m x 1.96m)

LOBBY AREA

6' 3" x 5' 3" (1.91m x 1.6m)

BEDROOM ONE

11' 8" x 11' 4" (3.56m x 3.45m)

BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m)

BATHROOM

11' 9" x 6' 5" (3.58m x 1.96m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
Energy efficiency chart	E	51 E	
21-38	F		