

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, WC, 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 bistro's, 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)

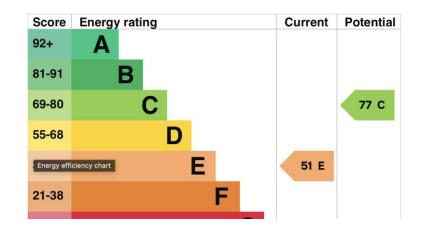
BEDROOM TWO 11' 9" x 8' 8" (3.58m x 2.64m)

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









14 Regent Street, Rugby, Warwickshire, CV21 2PY www.edwardknight.co.uk sales@edwardknight.co.uk 01788 543222 Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements