



Graham Road, Rugby, CV21 3LD



Offers In The Region Of £179,950

This mid-terrace house presents a wonderful opportunity for those looking to create their dream home or for investors looking for properties that need some work but have good potential. Built in 1890, the property offers 936 square feet of living space that is ripe for modernisation. There are two spacious reception rooms, each with the potential to reinstate the fireplaces. The property features two generously sized bedrooms with a notable larger than average bathroom. There is double glazing and gas central heating throughout. Situated within walking distance to Rugby train station and the vibrant town centre, this location offers excellent transport links and easy access to a variety of shops, restaurants, and local amenities. This property is perfect for those with a vision, ready to invest time and creativity into transforming it into a contemporary haven. Whether you are a first-time buyer or an investor, this house on Graham Road is a promising opportunity not to be missed.

## Entrance Hall

8'0" x 2'9" (2.46m x 0.86m)

Double glazed entrance door, thermostatic control for heating, understairs cupboard, radiator and laminate flooring.

## Living Room

8'5" max x 13'8" (2.57m max x 4.17m)

Double glazed bayed window to the front elevation, boxed over fire surround, radiator and laminate flooring.

## Dining Room

11'10" x 11'8" (3.61m x 3.56m)

Double glazed window, fireplace with stone heart, stairs to first floor, radiator and laminate flooring.

## Kitchen

11'6" x 6'5" (3.51m x 1.97m)

Two double glazed windows, range of base and wall mounted units to incorporate built-in electric oven, has hob and extractor. There is one-and-a-half bowl stainless steel sink unit with mixer tap and Eco main compact boiler.

## DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

## Hallway

6'9" x 2'11" (2.07m x 0.89m )

Double glazed door to the rear garden and radiator.

## W.C.

6'9" x 2'5" (2.08m x 0.76m)

Single glazed and slatted windows and low flush w.c.

## Landing

14'8" x 2'6" (4.49m x 0.78m)

Stairs rising from dining room.

## Bedroom One

14'10" x 11'4" (4.54m x 3.46m)

Double glazed window, radiator and carpet.

## Bedroom Two

12'1" x 11'9" (3.70m x 3.59m)

Double glazed window and built-in cupboard with shelving.

## Bathroom

9'9" max x 11'6" max (2.98m max x 3.51m max)

Double glazed window, three piece white suite comprising low flush w.c., pedestal wash hand basin, panelled bath with thermostatically controlled shower over the bath and cupboard housing water tank.

## Rear Garden

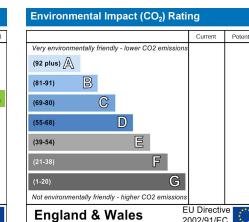
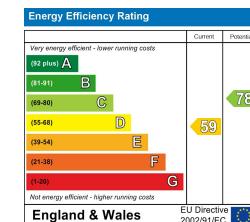
Concrete path and hardstanding with access to side gate.

## Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

## Viewing

Viewing is strictly via the agent Archer Bassett.



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