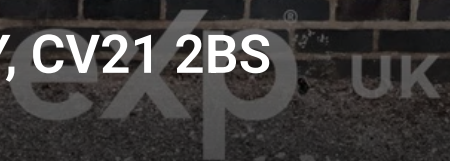




YORK STREET, NEW BILTON, RUGBY, CV21 2BS

Rugby



Offers in the Region of
£220,000

Offered for sale with no onward chain, this spacious three-bedroom home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements.

While the property would benefit from some updating and cosmetic improvement, it offers generous accommodation throughout, with large rooms and high ceilings that provide a wonderful sense of space. The ground floor includes a comfortable living room, dining room and a good-sized kitchen, offering plenty of scope for modernisation and redesign.

Upstairs, there are three well-proportioned bedrooms and family bathroom, making the property ideal for families, first-time buyers looking for room to grow, or investors seeking a property with potential.





Outside, the rear garden is a real asset. It has been laid with artificial grass, creating a low-maintenance outdoor space that can be enjoyed all year round. There is also gated access at the back that can be used for off road parking for added convenience. Otherwise there is plenty of street parking options available at the front

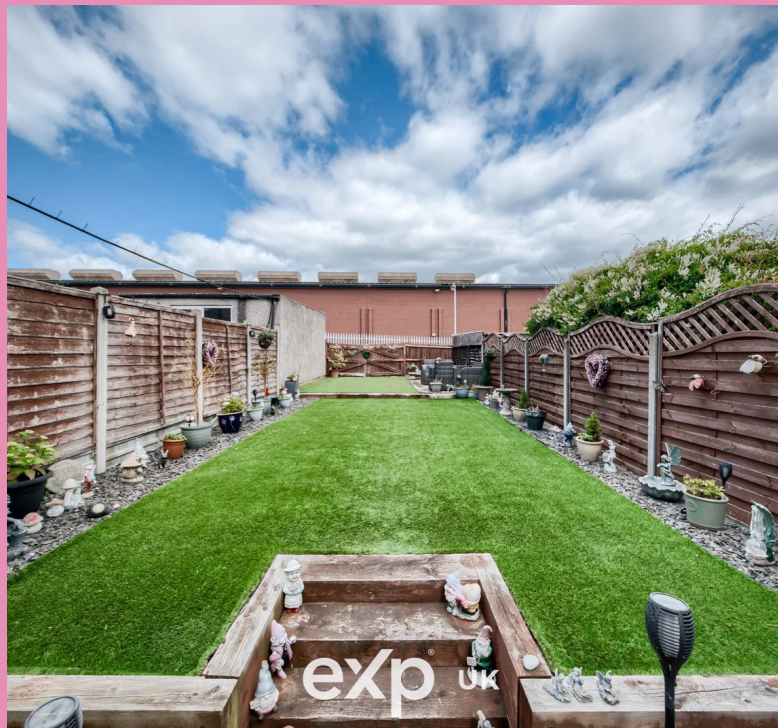
Situated within walking distance of Rugby town centre, the property enjoys easy access to a wide range of shops, restaurants, schools and leisure facilities, along with excellent transport links for commuters.

A fantastic opportunity to purchase a substantial home in a convenient location and add value through improvement, offered to the market with no upward chain.

Information on Anti-Money Laundering checks:

We are required by law to carry out Anti-Money Laundering checks on all individuals who are selling or buying a property. It is our responsibility to ensure that these checks are carried out correctly and monitored continuously. However, our partner, IAmProperty, will conduct the initial checks on our behalf. They will contact you once your offer has been agreed upon and we are in receipt of ID.

These checks incur a non-refundable fee of £30 (inclusive of VAT). The fee covers the collection of relevant data, manual checks, and monitoring. You will need to pay this fee to IAmProperty to complete all Anti-Money Laundering checks before your offer can be formally agreed upon. EXP will receive a portion of the fee charged by IAmProperty to compensate for our role in providing these checks.





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