



**Abbey Street, Rugby, Warwickshire**  
**Price Guide £145,000**



# Abbey Street, Rugby, Warwickshire

Crowhurst Gale are pleased to present this great investment opportunity. This two bedroom terrace property is in need of some modernisation with a potential rental value of £925pcm with the works completed. The property briefly comprises : Lounge, Dining Room, Kitchen, Two Bedrooms and a first floor Bathroom. Outside Rear Courtyard Garden.

**Lounge 11'7" x 12'10" bay (3.54 x 3.93 bay )**

Bay window to front aspect.

**Dining Room 11'6" x 10'11" (3.53 x 3.35 )**

Window to rear aspect.

**Kitchen 15'3" x 6'4" (4.66 x 1.94 )**

Fitted kitchen with window to side aspect. Door leading outside.

**First Floor Landing**

Doors to:

**Bedroom One 14'11" x 10'10" (4.56 x 3.32)**

Window to front aspect.

**Bedroom Two 10'11" x 11'10" (3.35 x 3.62)**

Window to rear aspect.



## **Bathroom 9'8" x 9'11" (2.95 x 3.04)**

Bath and separate shower enclosure. WC and washbasin.

## **Rear Garden**

### **Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

### **Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

### **Mortgage Services**

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

### **Tax Band**

Tax Band: A

### **Tenure**

Freehold

### **Local Authority**

Rugby Borough Council

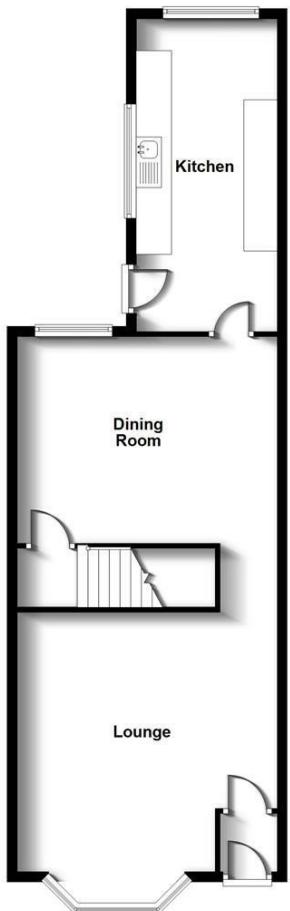
### **Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

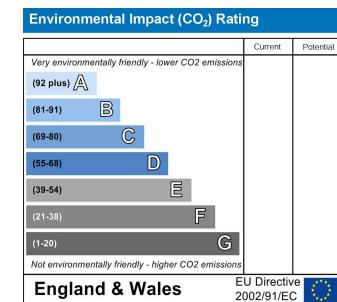
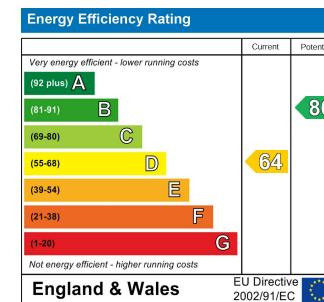
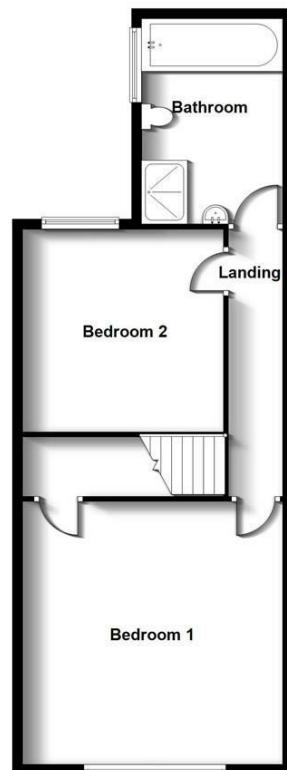




Ground Floor



First Floor



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