

**173 Abbey Street  
Town Centre  
RUGBY  
CV21 3LN**

**Guide Price £150,000**



- CASH BUYERS ONLY
- IN NEED OF FULL MODERNISATION
- END TERRACE PROPERTY
- GROUND FLOOR SHOWER ROOM
- CLOSE TO RAILWAY STATION

- INVESTMENT PROPERTY
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- REAR GARDEN
- ENERGY EFFICIENCY RATING F

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## INVESTMENT OPPORTUNITY - CASH BUYERS ONLY.

A three bedroom end terrace property in need of renovation and located close to Rugby Railway Station. In brief, the accommodation comprises; lounge, dining room, kitchen, ground floor shower room, and three first floor bedrooms. The property does benefit from upvc double glazing and an enclosed rear garden.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the region's central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Upvc double glazed door into:

#### **Lounge**

Double glazed window to front. Storage heater. Sliding door to:

#### **Dining Room**

Double glazed window to rear.

#### **Kitchen**

Double glazed window to side. Sink, shelving and cupboards. Sliding door to:

#### **Inner Lobby**

Obscure double glazed door to side.

#### **Shower Room**

Walk in shower cubicle, wash hand basin with vanity unit, low level w.c. Fully tiled walls. Tiled floor. Extractor fan. Obscure double glazed window to side elevation.

#### **First Floor Landing**

Access to loft space.

#### **Bedroom One**

Double glazed window to front. Original door.

#### **Bedroom Two**

Double glazed window to rear. Original door. Overstairs storage cupboard..

#### **Bedroom Three**

Obscure double glazed window to rear aspect. Low flush w.c. Wash hand basin. Hot water tank.

#### **Front Garden**

Brick wall. Pathway to entrance.

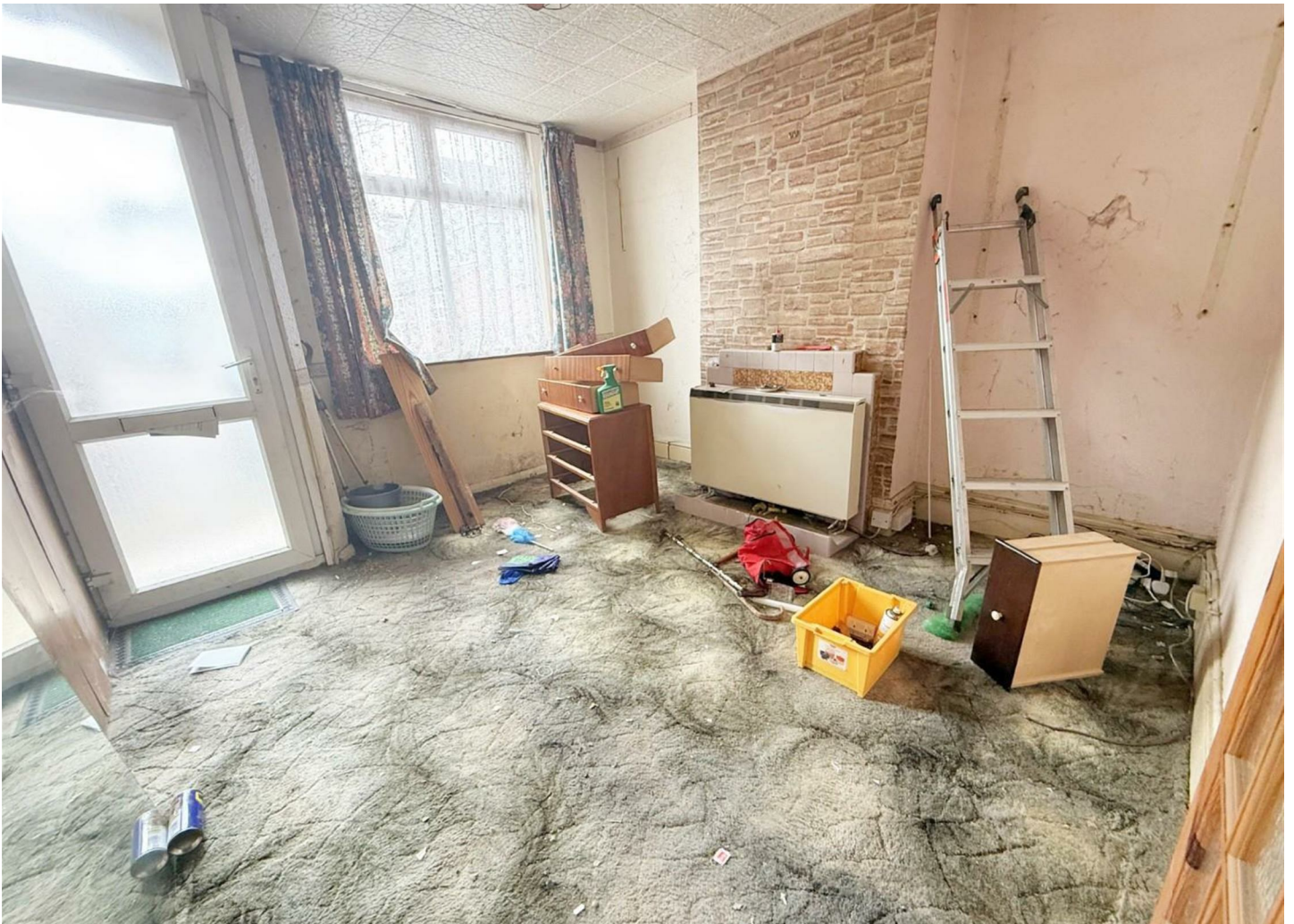
#### **Rear Garden**

#### **Agents Note**

Council Tax Band: A

Energy Efficiency Rating: F









GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.

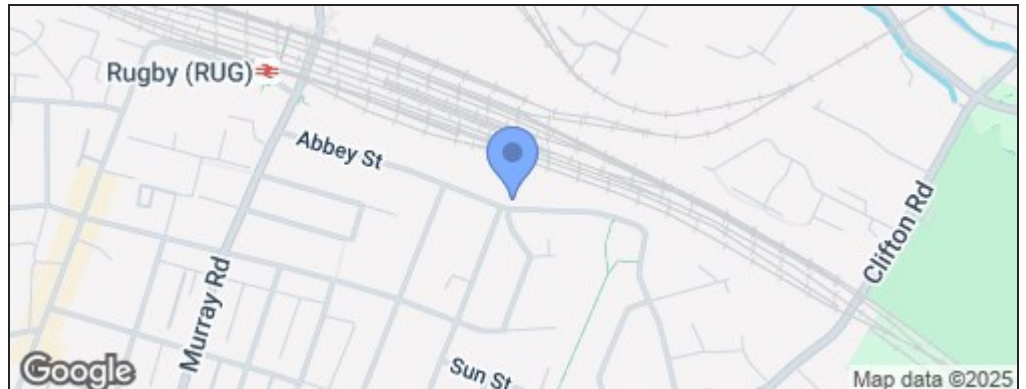
1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.