



Cambridge Street, Rugby, CV21 3NP
Offers In The Region Of £195,000

archerbassett
LETTINGS AND SALES

- TWO BEDROOM END OF TERRACE HOME
- SPACIOUS FITTED KITCHEN WITH PLENTY OF ROOM FOR APPLIANCES
- BATHROOM WITH ELECTRIC SHOWER OVER THE BATH
- REAR GARDEN BEING LAID TO LAWN WITH DECKING AREA
- CURRENTLY TENANTED WITH AN ANNUAL INCOME OF £10,740
- TWO RECEPTION ROOMS
- TWO BEDROOMS THE MAIN BEING DECEPTIVELY SPACIOUS
- GAS CENTRALLY HEATED AND DOUBLE GLAZED THROUGHOUT
- WALKING DISTANCE TO RUGBY TOWN CENTRE AND TRAIN STATION
- VACANT POSSESSION CAN BE PROVIDED UPON COMPLETION IF REQUIRED

**** INVESTMENT OPPORTUNITY OR FIRST TIME HOME **** Nestled on Cambridge Street in Rugby, this charming two-bedroom end of terrace home offers a delightful blend of character and modern convenience. Built in 1900, the property spans an impressive 1,044 square feet and is ideally situated within walking distance of Rugby town centre and the train station, making it perfect for commuters and those who enjoy the vibrancy of town life. The property has two reception room, spacious fitted kitchen with ample space for appliances, two bedrooms and bathroom with electric shower over the bath. There is a garden to the rear which is decked and laid to lawn. This home benefits from double glazing and gas central heating throughout. There are tenants in situ paying £10740 p/a however vacant possession can be obtained upon completion.

