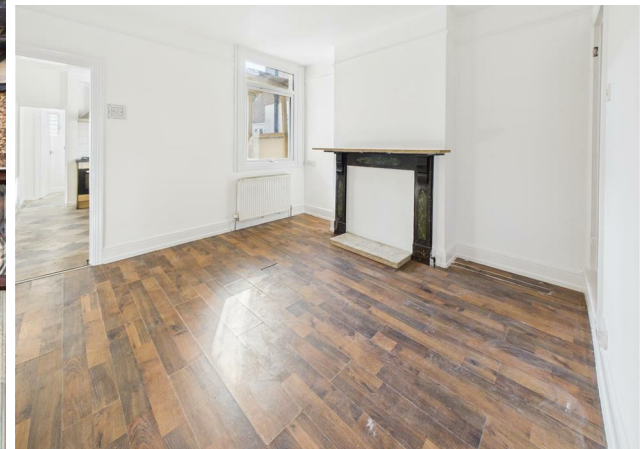




Graham Road, Rugby, CV21 3LD
Offers In The Region Of £186,150

archerbassett
LETTINGS AND SALES

- **** INVESTMENT OPPORTUNITY ****
- **LOCATED WITHIN WALKING DISTANCE OF RUGBY TRAIN STATION AND TOWN CENTRE**
- **FITTED KITCHEN IN NEED OF UPDATING**
- **TWO DOUBLE BEDROOMS**
- **GAS CENTRALLY HEATED AND DOUBLE GLAZED**
- **TWO BEDROOM TERRACE IN NEED OF MODERNISATION**
- **TWO RECEPTION ROOMS**
- **GROUND FLOOR W.C.**
- **GOOD SIZED BATHROOM WITH THREE PIECE WHITE SUITE**
- **SMALL GARDEN TO THE REAR AND STREET PARKING TO THE FRONT**

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.

