



Lodge Road, , Rugby CV21 2TF  
Offers In The Region Of £225,000

**archerbassett**  
LETTINGS AND SALES



- **DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE HOME**
- **LOUNGE/DINER WITH PATIO DOORS TO REAR GARDEN**
- **WELL MAINTAINED CELLAR OFFERING STORAGE/WORKSHOP**
- **ATTIC ROOM SPANNING 23'7 FEET IDEAL FOR STORAGE OR WITH PLANNING CONSENT CONVERSION INTO USEABLE ROOM**
- **AMPLE OPPORTUNITY TO RENOVATE TO YOUR OWN UNIQUE PERSPECTIVE**
- **SPACIOUS KITCHEN WHICH COULD EASILY LEND ITSELF AS A BREAKFAST KITCHEN**
- **BATHROOM WITH SEPARATE W.C.**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT**

Deceptively spacious three-bedroom mid-terrace home presents an excellent opportunity for those seeking a property with potential for improvement and renovation. Ideally situated within walking distance of Rugby town centre and the train station, this residence offers both convenience and accessibility. Upon entering, you will find a welcoming hallway with stairs rising to first floor and an open plan lounge and dining room with patio door to the rear garden. The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom features access to an extensive loft that spans an impressive 23'7 feet, offering further potential for conversion or additional storage. The kitchen is larger than average and presents a fantastic opportunity for renovation. With some creative vision, it can be transformed into a spacious breakfast kitchen. This charming terraced house is perfect for those looking to make their mark on a property in a desirable location. With its blend of space, potential, and proximity to local amenities, this home is a must-see for anyone looking to settle in Rugby.

