

Victoria Street, Rugby, CV21 2HW



GUILD HOUSE
Estate Agents





Guild House estate agents are pleased to offer for sale this traditional mid terrace property. The property is located in New Bilton, close to local amenities, good bus routes and walking distance into the town centre, Rugby train station and all major road networks.

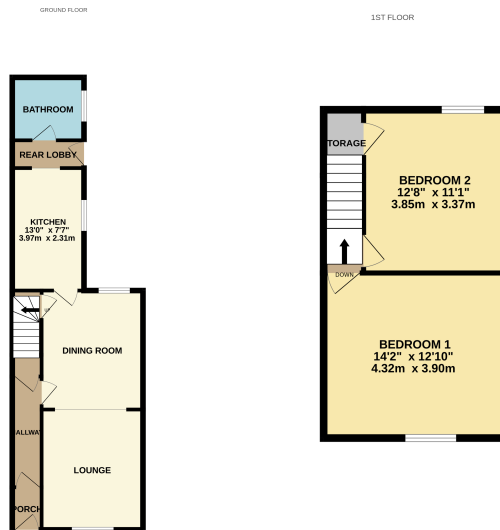
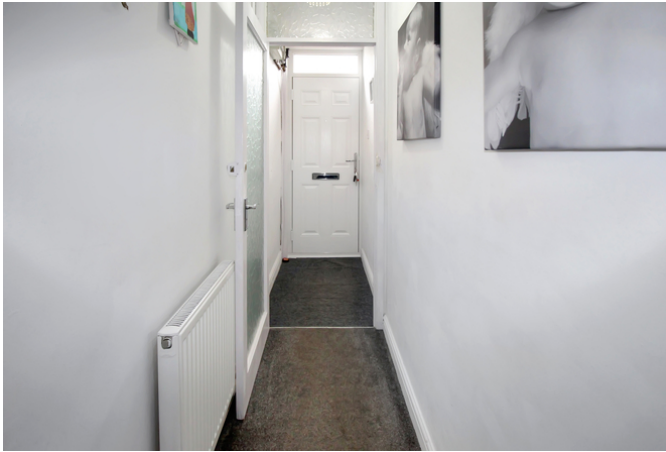
The property has a tenant in situ until June 2025 with a rental income of £775 pcm. In brief the ground floor comprises: entrance hallway, large through lounge/diner, refitted galley kitchen fitted with modern white units incorporating a built in oven, gas hob and extractor and completing the ground floor of this traditional mid terrace is a refitted bathroom. To the first floor there are two generous double bedrooms. The property further benefits from upvc double glazing and gas central heating throughout.

Externally the property boasts a good sized garden which is fully enclosed, mainly laid to lawn with patio.

Early internal viewing recommended.



- LANDLORDS/INVESTORS ONLY
- TENANT IN SITU
- RENTAL INCOME £775 PCM
- TWO GOOD SIZED BEDROOMS
- NEW BILTON
- REFITTED GROUND FLOOR BATHROOM
- REFITTED KITCHEN
- GOOD SIZED GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING - C
- TRADITIONAL MID TERRACE



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

