



Kingsway, Rugby, CV22 5PA



**GUILD HOUSE**  
Estate Agents





OPEN HOUSE SATURDAY 22ND JUNE 9.30AM-11AM

Guild House estate agents are pleased to offer for sale this mature semi detached property. Situated in a popular residential area and within walking distance of local shops and schooling. The property is ideally located for easy access into Rugby town centre and just a short drive from A45/M1/M6 motorway links.

This much loved home is in need of some cosmetic updating but offers prospective buyers the opportunity to create a fantastic family home in one a popular residential location in Rugby. In brief the accommodation comprises: entrance porch, hallway, through lounge/diner, kitchen and small utility with separate w.c. To the first floor are two good sized double bedrooms, single bedroom and family bathroom. The property further benefits from gas central heating and upvc double glazing throughout.

Externally the private rear garden is mainly laid to lawn and fully stocked with mature shrubs. There's a paved patio area and side door into the garage. To the front of the property there is a further mature garden with lawn, driveway to side and access to the front of the garage.



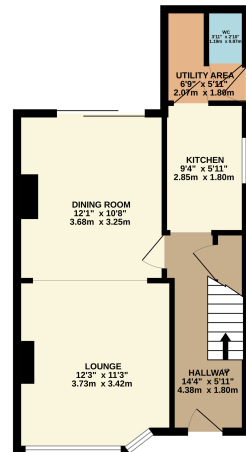


- MATURE SEMI DETACHED
- THREE BEDROOMS
- THROUGH LOUNGE/DINER
- KITCHEN
- IN NEED OF SOME MODERNISATION
- BATHROOM
- GROUND FLOOR W.C
- POTENTIAL TO EXTEND
- GARAGE AND DRIVEWAY
- DOUBE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

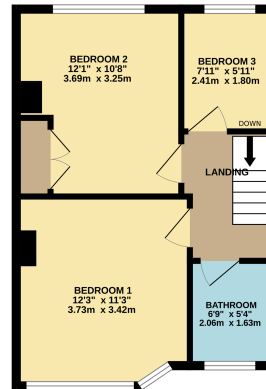




GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.6 sq.m.) approx.



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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.



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