

**FOR SALE**



**Rugby Road, Leamington Spa**

**3 Bedroom, 1 Bathroom, Mid Terraced House**

**£475,000**

**MARTIN&CO**





- Three bedrooms
- Spacious living room
- Separate dining room
- Two chamber cellar
- Requires modernisation throughout
- Rear garden
- Town centre location
- No chain

Rugby Road is a three bedroom middle terrace house, located in the heart of Leamington Spa, this home offers easy access to the town centre and station, ensuring a convenient and connected lifestyle. Requiring some modernisation the property offers potential for improvement, with a two chamber cellar, two spacious reception rooms, kitchen, and upstairs you'll find three generously sized bedrooms and bathroom. Outside is a walled garden with gated rear access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL 23' 0" x 5' 4" (7.01m x 1.63m)

CELLAR

LIVING ROOM 13' 10" x 12' 0" (4.22m x 3.66m)

CHAMBER 1 12' 11" x 10' 1" (3.94m x 3.07m)

DINING ROOM 12' 10" x 9' 10" (3.91m x 3m)

CHAMBER 2 13' 9" x 12' 2" (4.19m x 3.71m)

KITCHEN/DINER 9' 10" x 8' 8" (3m x 2.64m)

KITCHEN 9' 6" x 5' 0" (2.9m x 1.52m)

LANDING 7' 10" x 5' 4" (2.39m x 1.63m)

BEDROOM 16' 0" x 13' 9" (4.88m x 4.19m)

BEDROOM 12' 11" x 10' 0" (3.94m x 3.05m)

BEDROOM 11' 4" x 9' 6" (3.45m x 2.9m)

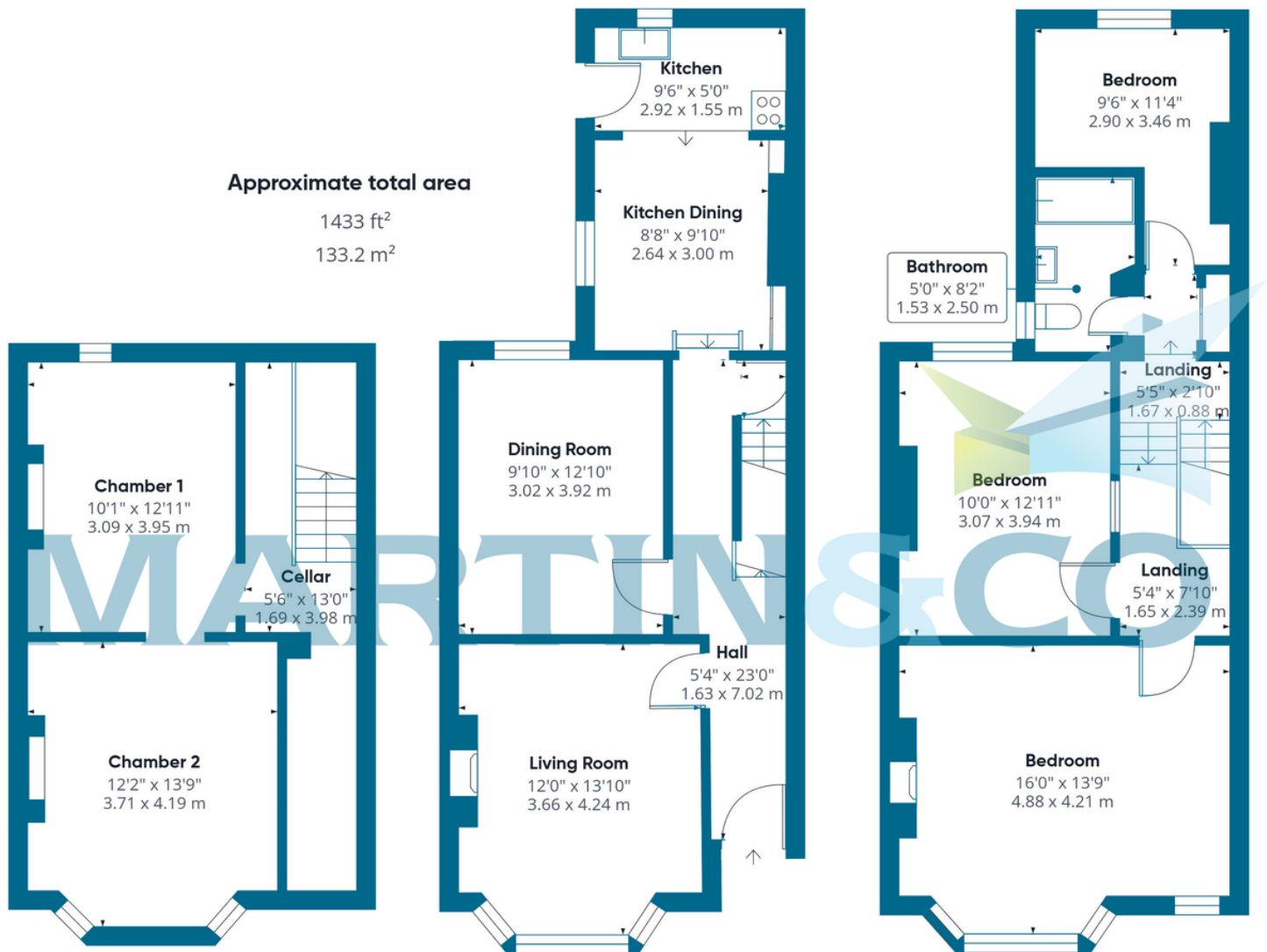
BATHROOM 8' 2" x 5' 0" (2.49m x 1.52m)

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***







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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.