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Liza Court, Brownsover, Rugby CV21 1SB
£130,000

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**** INVESTMENT OR FIRST TIME HOME OPPORTUNITY **
REQUIRES SOME MODERNISATION **** Welcome to this charming one-bedroom terraced house located in the peaceful cul-de-sac of Liza Court, Rugby. This home has an open plan living room/fitted kitchen with stairs rising to the first floor from the lounge area providing extra storage under the stairs. The first floor has a double bedroom, bathroom and storage cupboard on the landing. The property is situated close to Rugby town centre and the train station, offering convenience and easy access to amenities and transportation. There is a paved and lawned garden to the rear and driveway for one vehicle to the front.

Porch

Outside storage, electric meter and double glazed front entrance door with obscure glass panel.

Open Plan Kitchen/Living Room

6 33 x 3 26 (1.83m 10.06m x 0.91m 7.92m)

Two double glazed windows to the front and rear aspect, double glazed door leading to the rear garden and electric heater. There is a fitted kitchen with matching base and wall units including stainless steel single drainer sink unit, stairs rising to the first floor and vinyl flooring to the kitchen with laminated flooring to the lounge area.

Landing

2 9 x 9 6 (0.61m 2.74m x 2.74m 1.83m)

Stairs rising from the lounge area, loft hatch, storage cupboard housing hot water cylinder and laminated flooring.

Bedroom

3 3 x 3 24 (0.91m 0.91m x 0.91m 7.32m)

Double glazed window to the front aspect, electric heater and carpeted.

Bathroom

8 9 x 4 5 (2.44m 2.74m x 1.22m 1.52m)

Double glazed window, electric wall mounted heater and three piece bathroom suite comprising of bath, low flush

w.c., pedestal wash hand basin with Triton Jewel electric shower over and vinyl flooring.

Front Garden

Driveway providing parking for one vehicle and small border.

Rear Garden

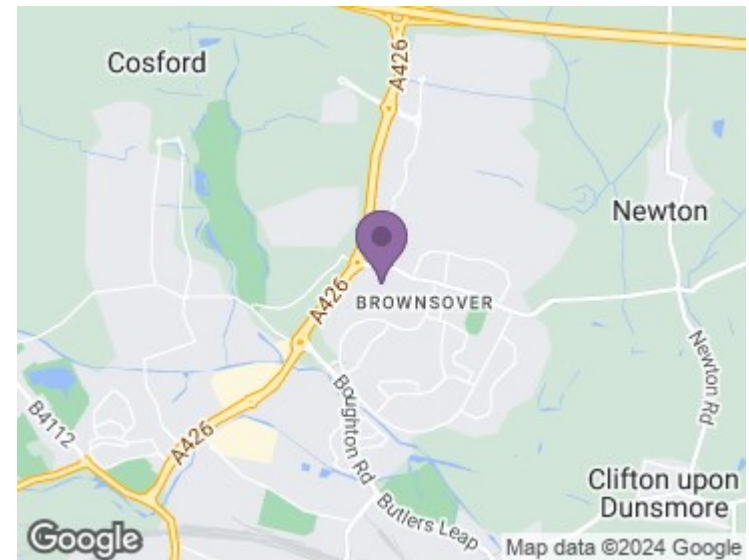
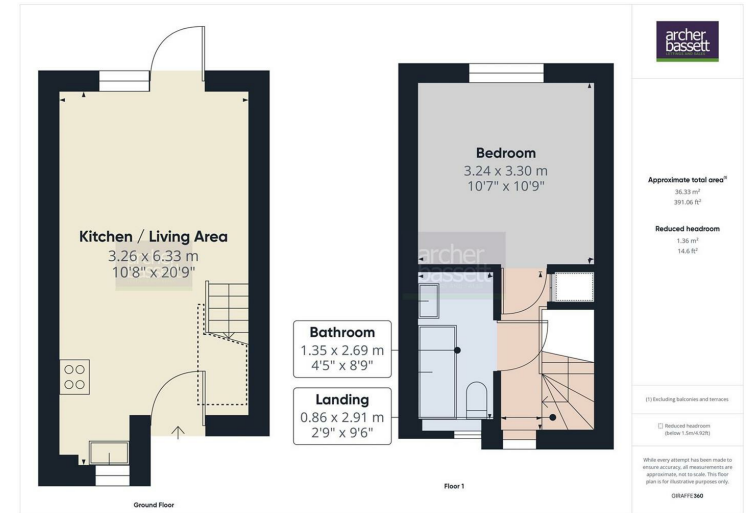
Paved patio and pathway, slightly raised lawned area with storage shed.

Tenure - Freehold

The agent has been informed that the property is offered Freehold however any interested party should obtain confirmation of this via their solicitor or legal representative.

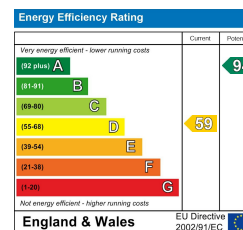
Viewings

Viewing is strictly via the agent Archer Bassett.



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67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk