

LOT
8

75 Rugby Road, Leamington Spa CV32 6DH

*Guide Price: £350,000 - £375,000



DESCRIPTION

Unique opportunity - Character property comprising 3 bedrooms, 2 bathrooms, 3 reception rooms, kitchen, cellar room and courtyard to rear. Having gas central heating and double glazing, the property is well presented and ready to move in.

Within half a mile from Leamington Spa town centre.

ACCOMMODATION

Cellar: 12 ft 4 in max x 12 ft 3 in max

GROUND FLOOR

Hallway

Front room: 12 ft 9 in max x 12 ft 8 in max

Lounge: 12 ft 9 in max x 11 ft 3 in

Dining room: 15 ft 3 in max x 11 ft 8 in min 18 ft max

FIRST FLOOR

Bathroom: 12 ft 6 in x 5 ft 7 in

Shower room:

Bedroom 1: 12 ft 10 in max x 11 ft 3 in max 8 ft 3 in min

Bedroom 2: 11 ft 3 in x 10 ft 2 in max

Bedroom 3: 11 ft 3 in x 8 ft 8 in

OUTSIDE

To the rear is a private courtyard.

EPC RATING - E

TENURE

Freehold with vacant possession.

ADDITIONAL COSTS

Administration Fee: £990 (£825 plus VAT)

Please see the legal pack for any further costs.

