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Oxford Street, Town Centre  
Offers in the region of £190,000

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ESTATE AGENTS

# Oxford Street, Town Centre, Rugby

Nestled on the vibrant Oxford Street in Rugby, this charming terraced house, built in 1889, presents an excellent opportunity for both first-time buyers and seasoned investors.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, making it easy to envision your personal touch transforming this house into a warm and inviting home. While the property does require some cosmetic attention, this offers a fantastic chance to customise the space to your taste and style.

Conveniently located close to the railway station, commuting to nearby towns and cities is a breeze, making it an ideal buy-to-let investment for those looking to capitalise on the rental market. The surrounding area is rich in amenities, ensuring that all your daily needs are within easy reach.

In summary, this three-bedroom terraced house on Oxford Street is a promising prospect for anyone looking to invest in a property with character and potential. With its prime location and spacious layout, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your own.

## Entrance Hall

Entered via upvc door.

## Lounge 11'9" x 11'5" (3.60 x 3.48)

Radiator. Double glazed bay window to front.

## Dining Room 12'4" x 12'2" (3.76 x 3.73)

Laminate flooring. Double glazed window to rear.

## Kitchen 11'3" x 8'5" (3.44 x 2.58)

An array of fitted base cupboards and drawers. Sink unit. Eye level units. Wall mounted gas central heating boiler serving domestic hot water and radiators throughout. Door to garden. Double glazed window to side. Door to



### **Bathroom 8'5" x 7'10" (2.58 x 2.41)**

Low flush WC. Wash hand basin. Panelled bath with shower over. Glazed shower screen. Radiator. Tiled floor. Window to rear and side.

### **First Floor Landing**

Storage cupboard. Doors to

### **Bedroom One 15'2" x 11'5" (4.64 x 3.49)**

Radiator. Double glazed window to front.

### **Bedroom Two 12'5" x 9'3" (3.79 x 2.84)**

Radiator. Double glazed window to rear.

### **Bedroom Three 11'3" x 8'5" (3.45 x 2.58 )**

Radiator. Double glazed window to rear.

### **Courtyard Garden**

Paved. Fully enclosed by panel timber fencing. Gated rear access.

### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

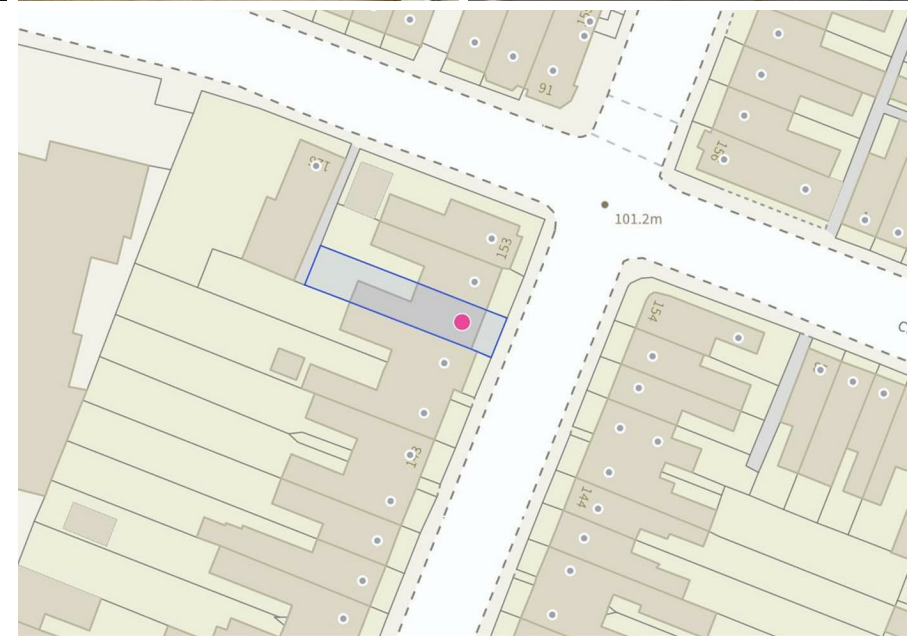
### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### **Agents Note**

Currently part of a well-established rental portfolio, this property is now offered for sale as the owners begin to reduce their investment holdings.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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