



**Murray Road, Rugby, Warwickshire**  
**Auction Guide £140,000**



# Murray Road, Rugby, Warwickshire

OPEN HOUSE VIEWINGS - AUGUST 16TH - 12:00 TO 13:30

Crowhurst Gale Estate Agents & Whoobid Property Auctions are pleased to offer this fantastic investment opportunity. This property is situated within easy walking distance of the town centre and Rugby Train Station where the commute time to London Euston can be as little as 51 minutes. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and downstairs WC. To the second floor there are three well proportioned bedrooms and a bathroom. Outside there is an east facing rear garden. The property also benefits double glazed windows and gas heating to radiators. This property is in need of modernisation.

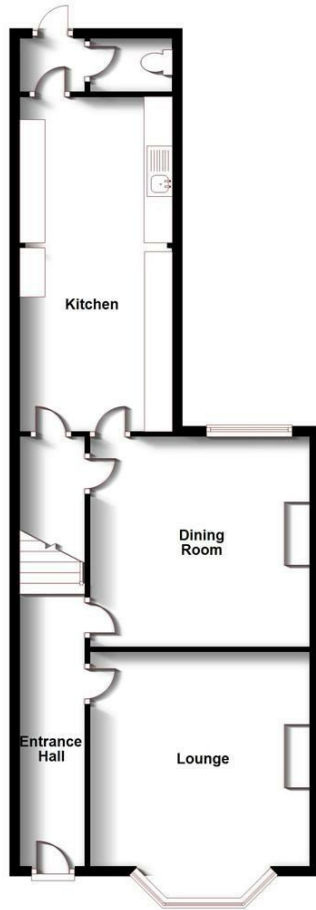
[www.whoobid.co.uk](http://www.whoobid.co.uk)



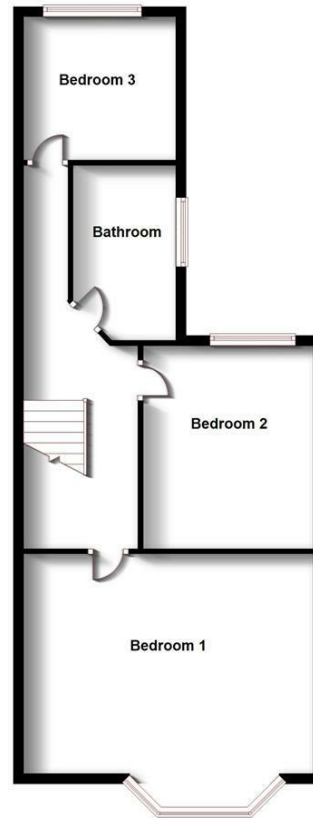




Ground Floor



First Floor



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

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

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