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**The Ryelands, Lawford Heath**  
**Offers Over £135,000**

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# The Ryelands, Lawford Heath, Rugby

Welcome to The Ryelands in Lawford Heath! This charming mid-terrace house offers a fantastic opportunity for those looking to create their dream home. Although renovation is required, this property is a blank canvas just waiting for your personal touch. Imagine the possibilities as you design and renovate this house to suit your style and needs. Situated in a rural location, you can enjoy the tranquillity of the countryside while still being close to local amenities and excellent schools. The idyllic views to the front of the property provide a picturesque backdrop for your daily life. Don't miss out on the chance to turn this house into your perfect home in the heart of Lawford Heath. Embrace the potential and create a space reflecting your personality and lifestyle. Contact us today to arrange a viewing and start envisioning the future of this wonderful property.

**Entrance Hall**

**Lounge**

**Kitchen / Dining**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Garden**

**Front Garden**





## About Rugby

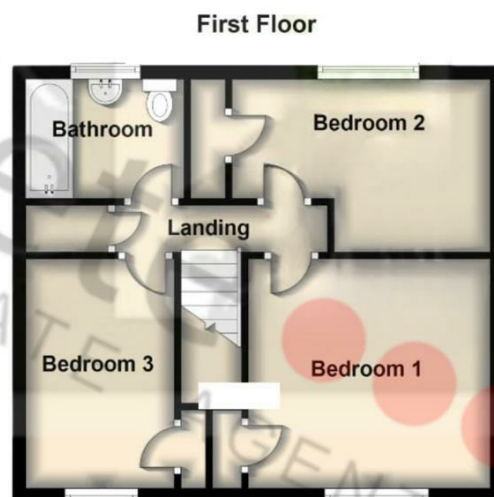
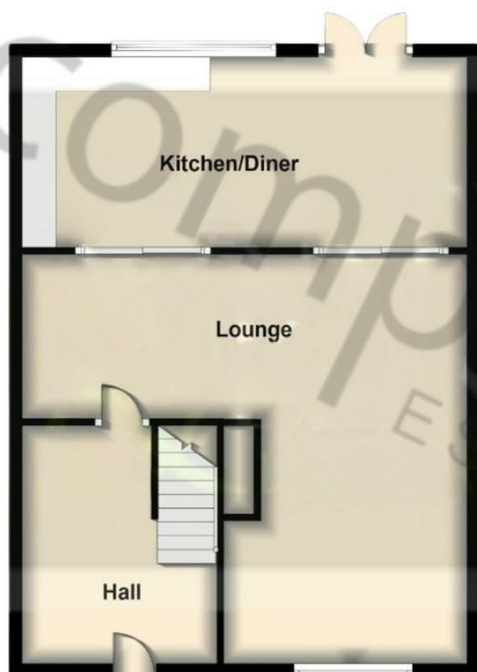
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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