



79 Balcombe Road , Rugby, CV22 5JD

**** RENOVATION PROJECT ****

Don't miss this SUPERB OPPORTUNITY to acquire a two bedroom, semi detached located in the SOUGHT AFTER Paddock area of Hillmorton.

Offered for sale with NO ONWARD CHAIN, the property presents a blank canvas with which to put your own stamp on your new home.

Attractively priced to allow the scope for renovation works to be completed, the property boasts a driveway to the front aspect providing off road parking, a good sized enclosed rear garden with storage garage.

Offers over £200,000

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- Traditional Semi Detached
- Entrance Porch
- REFITTED FAMILY BATHROOM
- NO ONWARD CHAIN
- RENOVATION PROJECT
- Lounge
- Driveway
- Two Double Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden

Entrance Porch

7'1" x 2'3" (2.16 x 0.71)

Lounge

15'8" x 14'9" (4.79 x 4.52)

Kitchen

15'9" x 9'6" (4.81 x 2.91)

Bedroom One

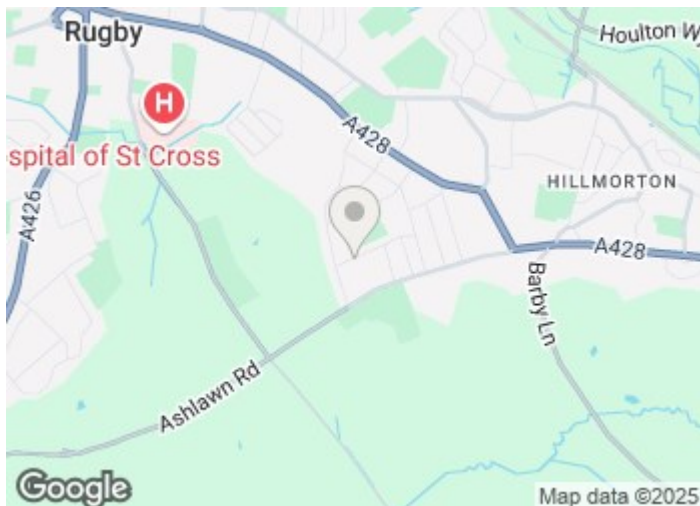
15'9" x 13'8" (4.81 x 4.19)

Bathroom

7'3" x 5'7" (2.21 x 1.71)

Bedroom Two

10'3" x 9'8" (3.13 x 2.95)



[Directions](#)

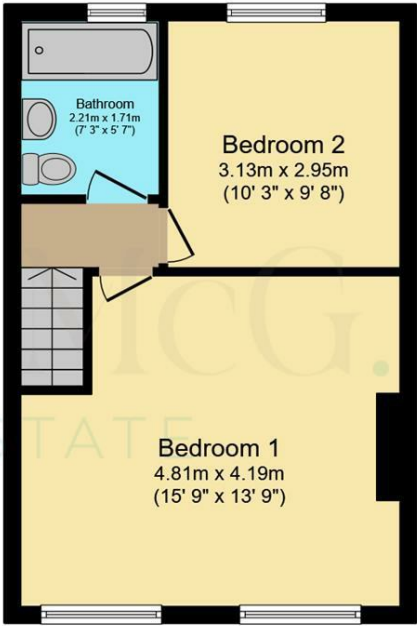


Floor Plan



Ground Floor

Floor area 35.7 m² (384 sq.ft.)



First Floor

Floor area 35.7 m² (384 sq.ft.)

TOTAL: 71.4 m² (768 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	