

## 1 Ware Orchard Barby, Rugby, CV23 8UF

Semi-Detached Home with Huge Potential, IN NEED OF REFURBISHMENT in the Sought-After Village of Barby, with NO ONWARD CHAIN.

Situated in the desirable village of Barby, this three-bedroom semi-detached property offers an excellent opportunity for those seeking a renovation project with scope to add value.

Set on a generous pie-shaped corner plot, the property benefits from off-road parking, established gardens, and superb potential for side extension (subject to the relevant planning permissions).

Internally, the home features well-proportioned rooms throughout, but it is in need of full refurbishment and modernisation, including replacement of doors and windows, flooring, plastering, kitchen, bathroom, and redecoration.

Guide price £210,000

# 1 Ware Orchard

Barby, Rugby, CV23 8UF



- Three-bedroom semi-detached property
- In need of full renovation and modernisation
- Generous pie-shaped corner plot with off-road parking
- Gardens with scope for side extension (STPP)
- Spacious rooms offering excellent potential
- Popular and sought-after village location
- Unique Opportunity
- No Onward Chain
- Local shops, amenities, and well-regarded schools nearby
- Excellent transport links including access to M1, M6 and Rugby station for London Euston

## Entrance Hall

9'8" x 9'4" (2.95 x 2.87)

## Kitchen

13'4" x 9'7" (4.08 x 2.93)

## Lounge

16'6" x 10'3" (5.05 x 3.14)

## Second Reception

10'2" x 6'1" (3.11 x 1.87)

## Bedroom One

13'7" x 9'8" (4.15 x 2.95)

## Bedroom Two

13'1" x 10'3" (4.00 x 3.13)

## Bedroom Three

9'8" x 7'3" (2.96 x 2.23)

## Bathroom

6'5" x 5'5" (1.98 x 1.67)

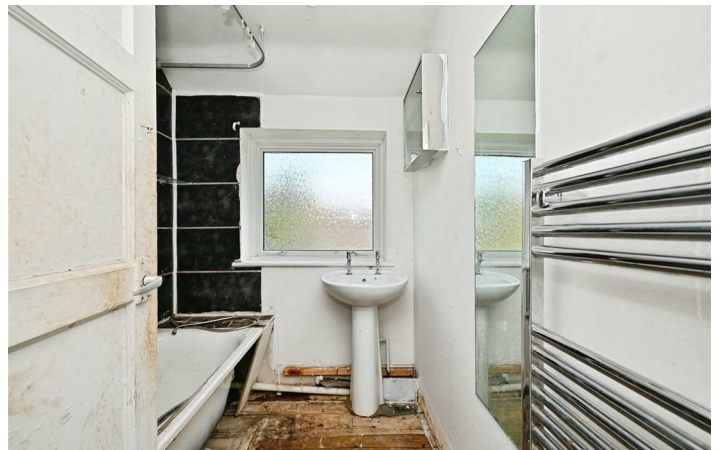
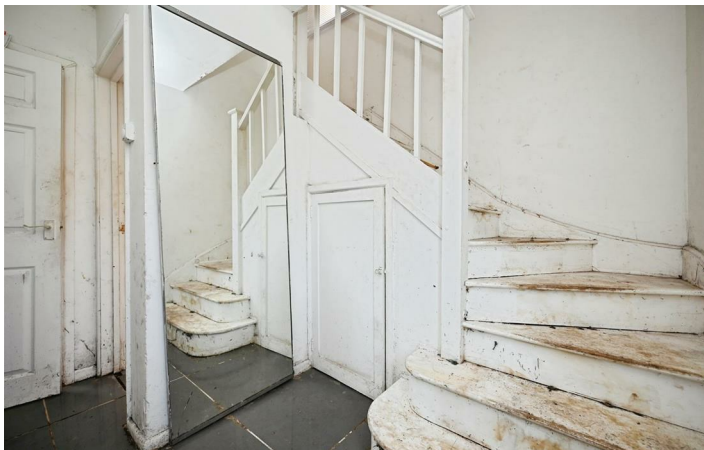
## Separate WC

5'6" x 2'8" (1.68 x 0.82)

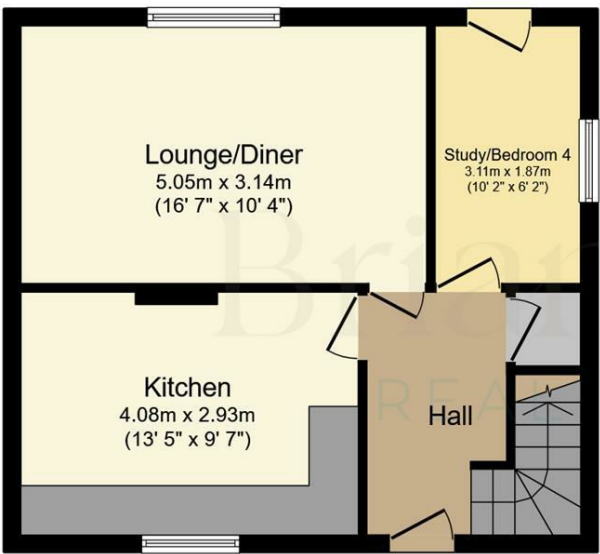


Directions

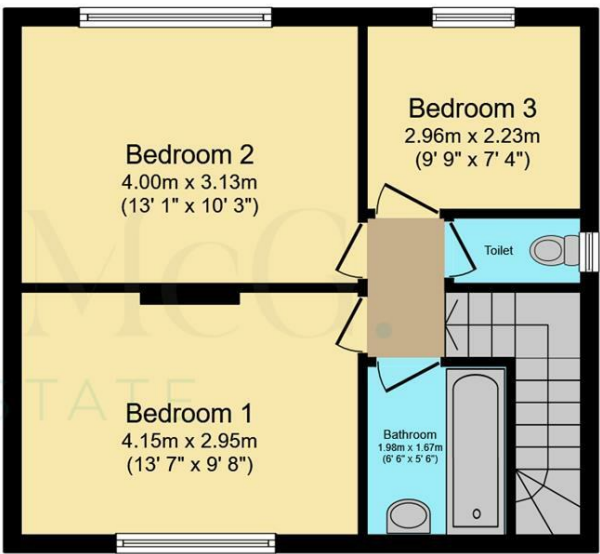




Floor Plan



Ground Floor  
Floor area 42.0 sq.m. (452 sq.ft.)



First Floor  
Floor area 42.0 sq.m. (452 sq.ft.)

Total floor area: 84.0 sq.m. (905 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](http://www.Propertybox.io)

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