



2 Bakehouse Lane, Rugby, Warwickshire, CV21 2DB

HOWKINS &
HARRISON

2 Bakehouse Lane,
Rugby, Warwickshire,
CV21 2DB

Guide Price: £150,000

This two-bedroom end terraced property presents an exciting opportunity for those looking to create their dream home. While the property requires complete modernisation and upgrading throughout, it offers a blank canvas for buyers to infuse their personal style. The property is conveniently located within walking distance of Rugby town and the nearby train station, which offers excellent transport links, making it an ideal choice for commuters. A great project, ideal for a first-time buyer or an investor.

Features

- Popular residential location
- Lounge/diner
- Two bedrooms
- Conservatory
- Gas central heating
- UPVC double glazed windows
- Garden to front and rear
- Off-road allocated vehicular parking to the front
- In need of upgrading and modernising throughout



Location

The property is situated in the New Bilton area of Rugby, within walking distance of all the amenities that Rugby town centre has to offer, including a good selection of High Street shops as well as independent retailers. There is also a wide range of restaurants, public houses, recreational parks, and other leisure facilities, all within walking distance of the property. Primary and secondary schooling is available within the town itself, including state funded schools, grammar schools and independent schools. The property is well positioned for the commuter, with easy access to the motorway network and major trunk roads, including the M1, M6, A14 and A5. Rugby railway station also offers a high speed rail service to London Euston in just under 50 minutes.



Ground Floor

From under a covered storm canopy, the property opens into an entrance hall, with stairs rising to the first floor, with useful storage cupboard beneath, and doors leading to the ground floor accommodation. The kitchen is located to the front aspect and is fitted with a range of base and eye level units with space and plumbing for a cooker and white goods. A door leads throughout a spacious lounge/diner with sliding patio doors providing access through to a conservatory, which has wood effect flooring and a heated radiator. Double doors open out onto the garden.

First Floor

The first floor landing provides access to two bedrooms and a bathroom. Bedroom one is located to the front elevation and features a range of fitted wardrobes with cupboards above, whilst bedroom two is located to the rear, overlooking the garden and benefiting from fitted wardrobes with sliding mirrored doors. The bathroom is fitted with a bath with shower over, wash hand basin with vanity cupboard beneath and a WC.

Outside

To the front, a paved pathway leads to the front door. There is a fore garden which is currently overgrown, with a block paved area which houses a metal storage shed. To the side of the property there is access to the rear garden, which backs onto Lawford Road. The rear is very overgrown but offers great potential to create an attractive garden. Enclosed by timber fencing.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

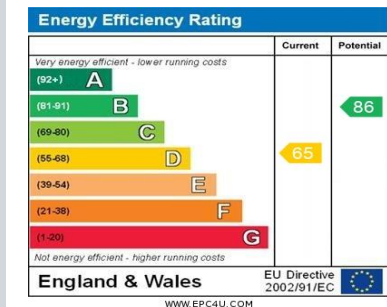
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

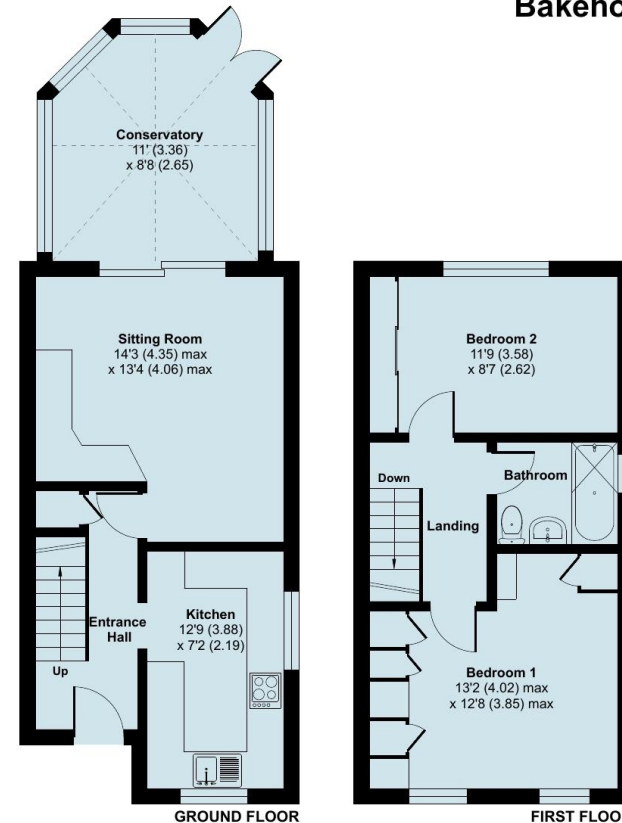
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Bakehouse Lane, Rugby, CV21

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1240248

Howkins & Harrison

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