



BM.



## 79 Craven Road , Rugby, CV21 3JZ

\*\* FULL REFURBISHMENT REQUIRED \*\* a blank canvas in a prime Rugby location.

Positioned within close proximity to Rugby Train Station – offering direct services to London Euston in under 50 minutes – and within easy walking distance of Rugby town centre, this two-bedroom mid-terrace property presents a genuine renovation opportunity.

The property is ideally located for commuters, investors and buyers wanting convenient access to the wide array of shops, amenities and well-regarded schooling for all ages that Rugby has to offer.

Internally, the accommodation comprises an entrance hall, two reception rooms, kitchen and ground floor bathroom. To the first floor are two bedrooms, with the principal bedroom

**Guide price £150,000**

# 79 Craven Road , Rugby, CV21 3JZ



- Two-bedroom mid-terrace property in a central Rugby location
- Two separate reception rooms
- Additional room to principal bedroom – ideal as walk-in wardrobe or study
- Close to well-regarded schooling for all ages
- Full Refurbishment Required Throughout
- Ground floor kitchen and bathroom
- Ideal project for first-time buyers or investors seeking value-add opportunity
- Within walking distance of Rugby train station (sub-50 minutes to London Euston)
- Two first-floor bedrooms
- Easy access to Rugby town centre, shops and local amenities

## Entrance Hall

13'3" x 2'6" (4.05 x 0.77)

## Bedroom Two

11'11" x 11'5" (3.65 x 3.49)

## Lounge

14'9" x 8'10" (4.50 x 2.70)

## Dining Room

12'2" x 12'0" (3.71 x 3.66)

## Kitchen

8'6" x 6'7" (2.60 x 2.02)

## Bathroom

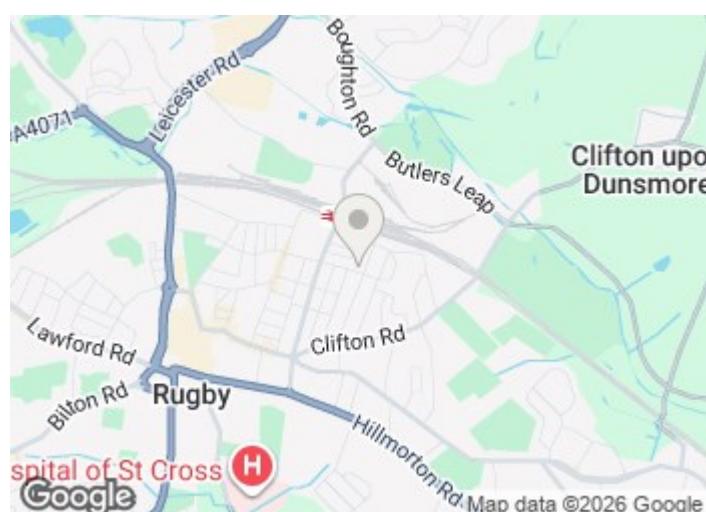
7'10" x 6'7" (2.40 x 2.02)

## Bedroom One

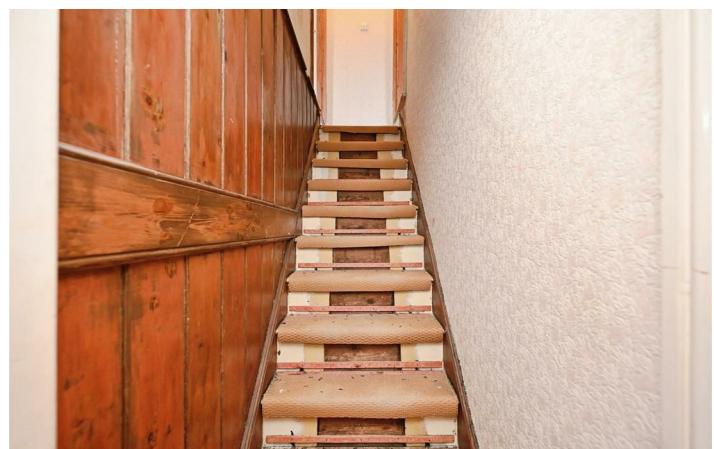
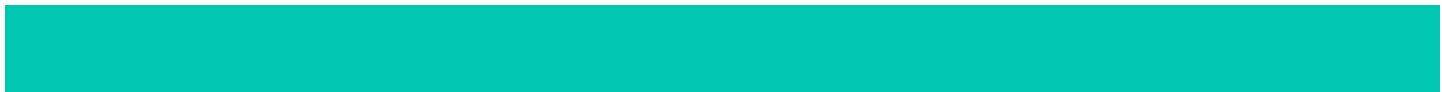
11'11" x 11'8" (3.65 x 3.56)

## Walk In Wardrobe/Study

8'7" x 6'7" (2.64 x 2.03)



## Directions



## Floor Plan



**Ground Floor**

Floor area 42.8 sq.m.  
(461 sq.ft.)

**First Floor**

Floor area 34.9 sq.m.  
(376 sq.ft.)

**Total floor area: 77.7 sq.m. (837 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)

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) <span style="color: green;">A</span>			
(81-91) <span style="color: green;">B</span>			
(69-80) <span style="color: yellow;">C</span>			
(55-68) <span style="color: orange;">D</span>			
(39-54) <span style="color: red;">E</span>			
(21-38) <span style="color: red;">F</span>			
(1-20) <span style="color: red;">G</span>			
Not energy efficient - higher running costs			
England & Wales		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) <span style="color: green;">A</span>			
(81-91) <span style="color: green;">B</span>			
(69-80) <span style="color: blue;">C</span>			
(55-68) <span style="color: blue;">D</span>			
(39-54) <span style="color: grey;">E</span>			
(21-38) <span style="color: grey;">F</span>			
(1-20) <span style="color: red;">G</span>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	