



## 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

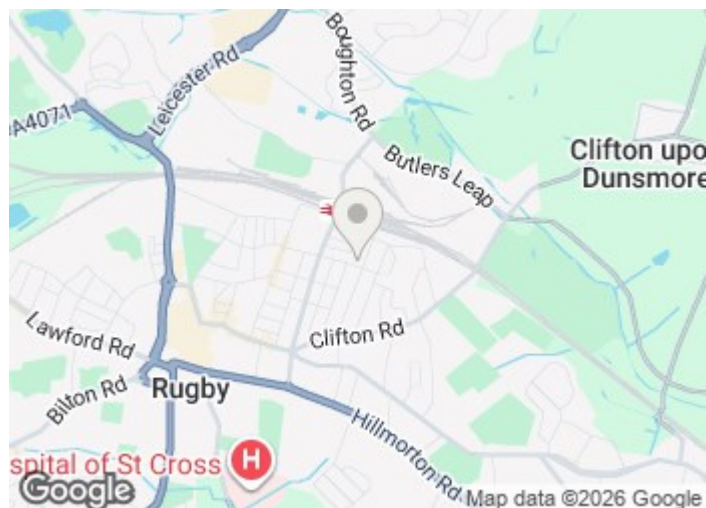
7'10" x 6'7" (2.40 x 2.02)

## Bedroom One

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

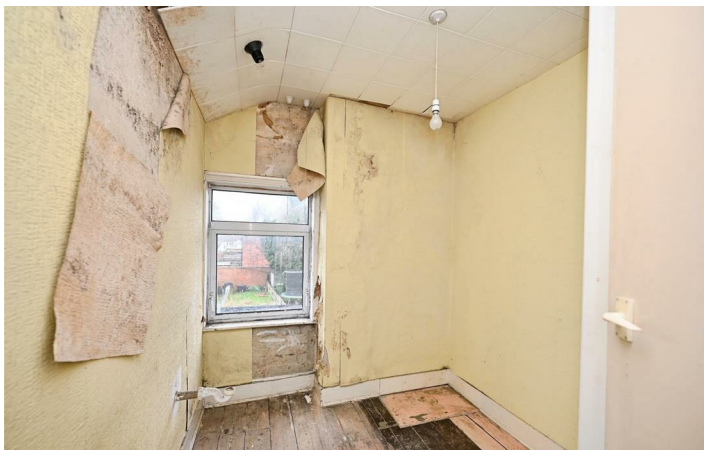
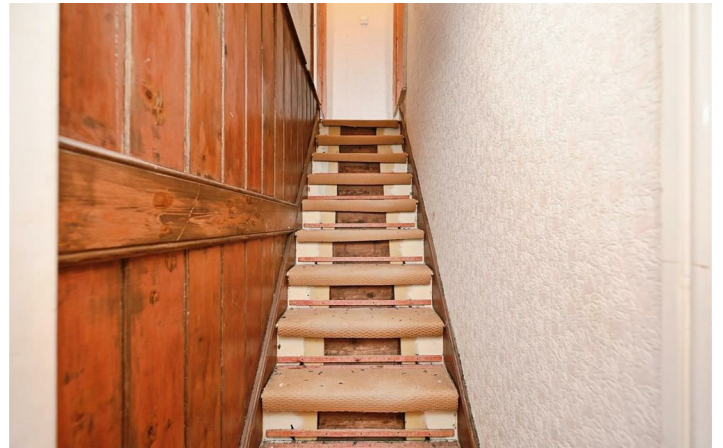
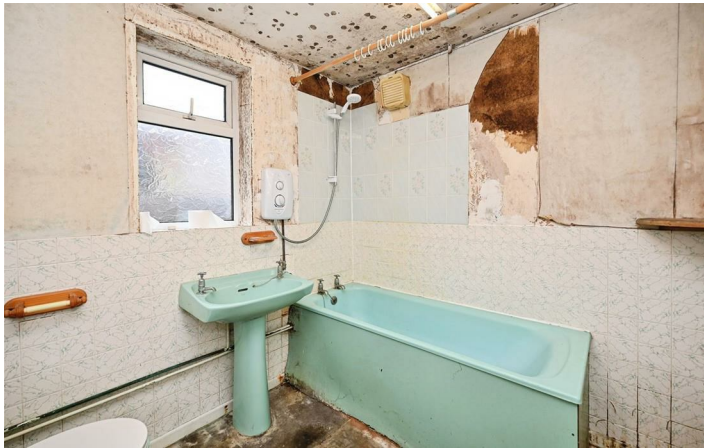
## Walk In Wardrobe/Study

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



## Directions





Floor Plan



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)

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	