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Castle Mound, Barby
Asking Price £250,000

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Castle Mound, Barby, Rugby

Complete Estate Agents are proud to introduce this Two-Bed, semi-detached house on Castle Mound, in the charming village of Barby, Rugby. The property presents a unique opportunity for those looking to create their dream home. Spanning an impressive 1,157.8 square feet, the property features two spacious reception room and two well-proportioned bedrooms, making it an ideal canvas for renovation enthusiasts.

With one master bathroom on the ground-floor. The house requires full modernisation throughout, allowing you to tailor every aspect to your personal taste and style. This is a rare chance to transform a property into a contemporary haven, reflecting your individual preferences.

The exterior of the home boasts parking for up to four vehicles, a significant advantage in today's market. Additionally, there is potential for expansion, subject to obtaining the necessary planning permission, which could further enhance the living space and value of the property.

Situated in a peaceful area, this home is perfect for those seeking a tranquil lifestyle while remaining close to the amenities of Rugby. Whether you are a first-time buyer or an investor looking for a project, this property offers endless possibilities. Embrace the chance to reimagine this house into a stunning residence that meets your needs and aspirations.

Front Garden

Garage & Parking

Entrance/Hallway

Lounge 10'11" x 18'1" (3.340 x 5.520)

Dining Room 11'9" x 10'10" (3.590 x 3.320)

Kitchen 8'7" x 10'7" (2.635 x 3.239)

Master Bathroom 5'11" x 5'6" (1.826 x 1.678)

Bedroom One 10'10" x 12'1" (3.316 x 3.688)

Bedroom Two 11'9" x 10'11" (3.583 x 3.343)



Conservatory

Rear Garden

Location

Set on a generous corner plot, this home offers excellent potential for extension to the side (subject to the relevant planning consents)

Barby is a highly regarded Northamptonshire village offering a peaceful rural setting with excellent local amenities, including a village store, post office, garden centre, plant nursery, village hall, church, school, and the recently renovated Arnold Arms.

The village is well placed for commuters, with Rugby just five miles away offering a fast rail service to London Euston in under 50 minutes, along with good road links to surrounding towns and cities including Daventry, Northampton, Coventry, Warwick, and Leamington Spa.





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



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	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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