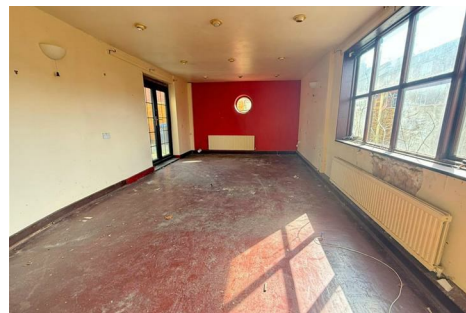


**50 Rokeby Street
Town Centre
RUGBY
CV21 3RH**

Offers Over £200,000



- **FOUR BEDROOM**
- **IN NEED OF FULL REFURBISHMENT**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

- **DETACHED PROPERTY**
- **CLOSE TO TOWN CENTRE**
- **IDEAL INVESTMENT OPPORTUNITY**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

**** ATTENTION INVESTORS****

OPEN HOUSE SATURDAY 2ND MAY BETWEEN 2PM AND 3PM

A remarkable opportunity to acquire a four bedroom detached house close to Rugby Town Centre.

This residence is in need of full refurbishment.

With its four bedrooms and detached design, this property is sure to attract interest.

Please contact us to secure your appointment on the viewing day.

Entrance Hall

Door to

Kitchen

16'1" x 15'1" (4.91m x 4.62m)

Inner Hallway

Stairs rising to first floor. Doors off to kitchen, shower room, and dining room.

Dining Room

21'1" x 12'3" (6.43m x 3.75m)

Double doors to Garden. Double Doors to lounge.

Lounge

18'0" x 16'8" (5.50m x 5.10m)

Shower Room

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

18'0" x 16'7" (5.50m x 5.08m)

Bedroom Two

12'9" x 10'5" (3.89m x 3.19m)

Bedroom Three

12'3" x 9'10" (3.75m x 3.02m)

Bedroom Four

12'5" x 9'1" (3.81m x 2.77m)

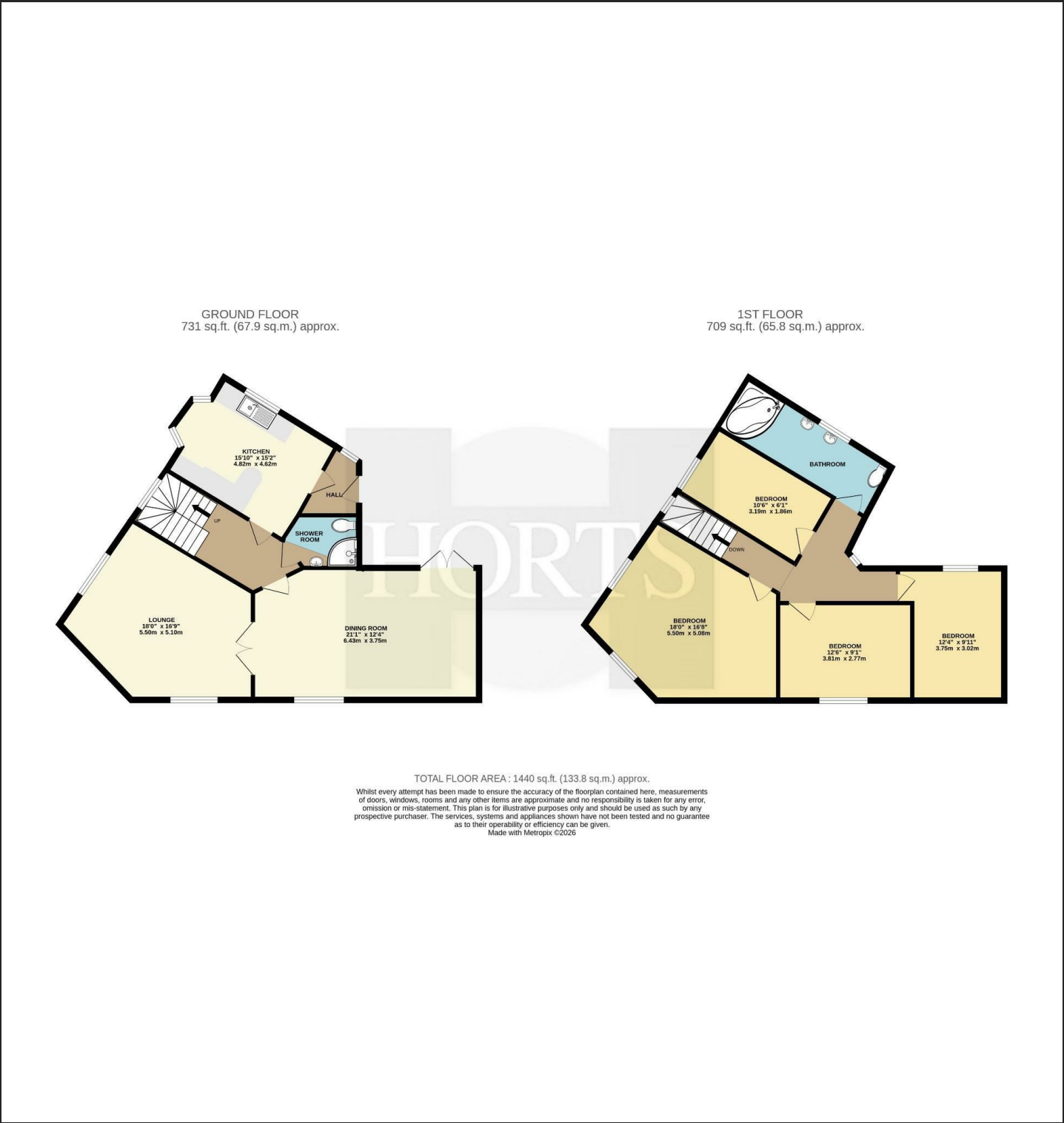
Bathroom

Agents Note

Council Tax Band: C

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.