



# Overslade Lane

| Rugby | CV22 6EF



PERSONAL • PROFESSIONAL • PROACTIVE



Horts Estate Agents are delighted to bring to market this three bedroom detached property, set on approximately 1/3 of an acre, and in the highly desirable location of Overslade Lane.

The property is in need of full modernisation and in brief comprises of: living room, dining room, kitchen, ground Floor W.C, Three first floor bedrooms and a family bathroom.

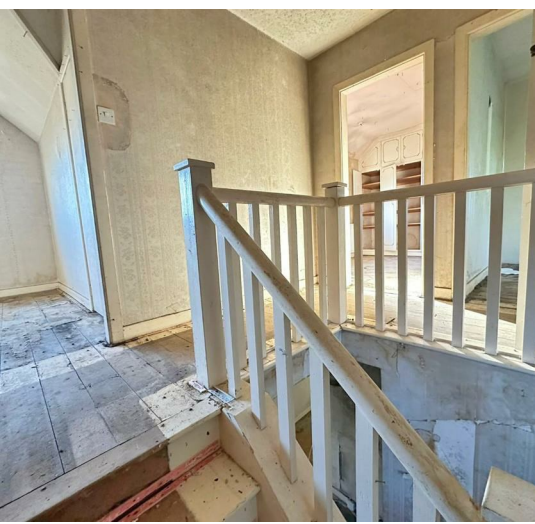
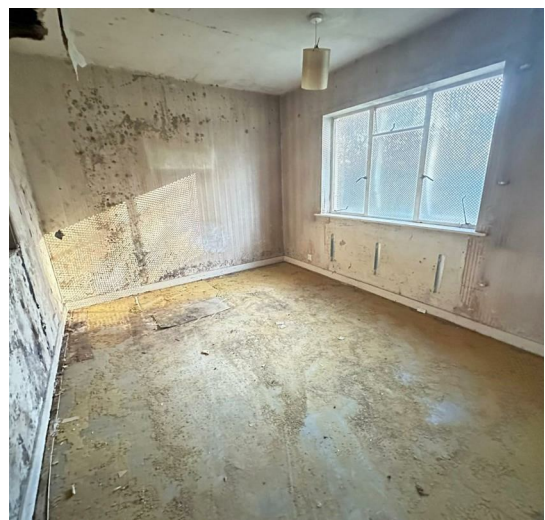




- **DEVELOPMENT OPPORTUNITY**
- **IN NEED OF FULL REFURBISHMENT**
- **DETACHED PROPERTY**
- **APPROXIMATELY 1/3 ACRE PLOT**
- **THREE BEDROOMS**
- **GROUND FLOOR W.C**
- **ENERGY EFFICIENCY RATING E**



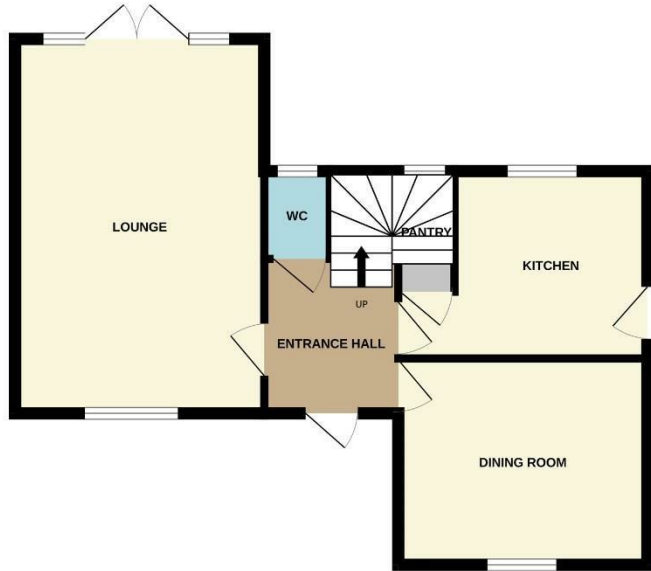




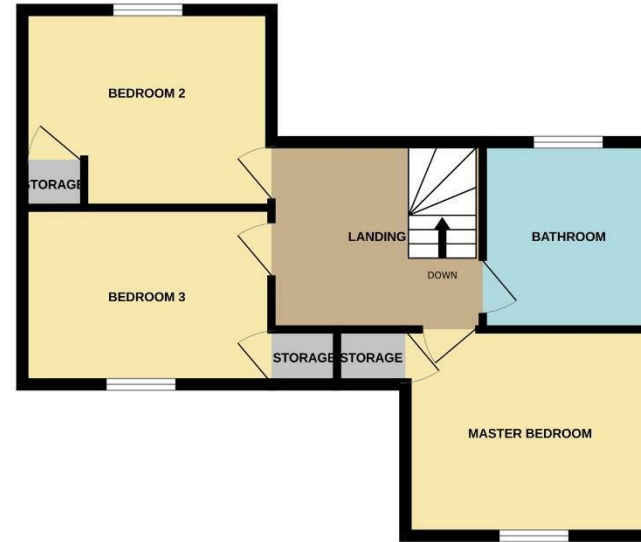




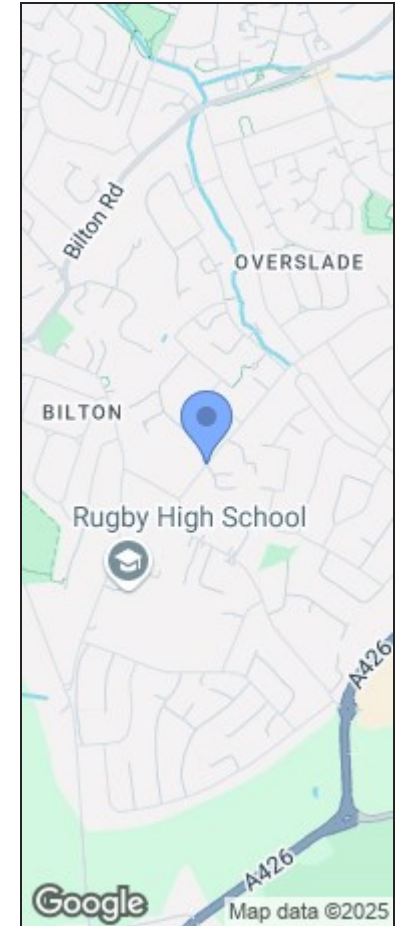
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>48</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

