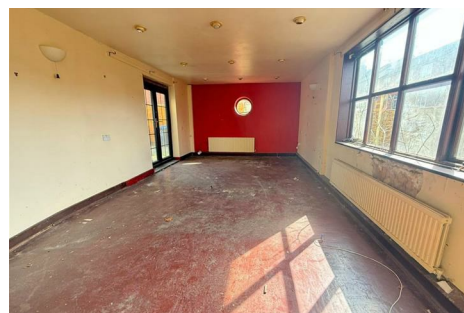


**50 Rokeby Street
Town Centre
RUGBY
CV21 3RH**

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****

Viewings on the Tuesday 7th April between 5pm and 6pm. Thursday 9th April between 5pm and 6pm. Saturday 11th April between 12:45pm and 1:45pm

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

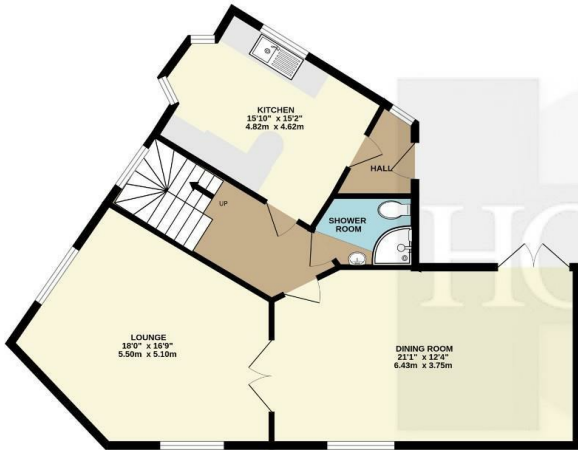
Agents Note

Council Tax Band: C

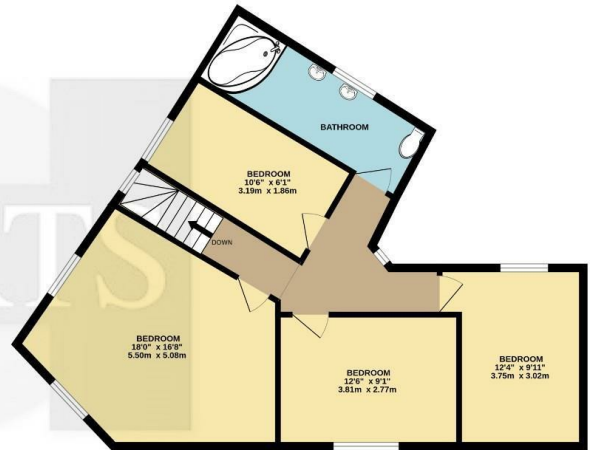
Energy Efficiency Rating: D



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



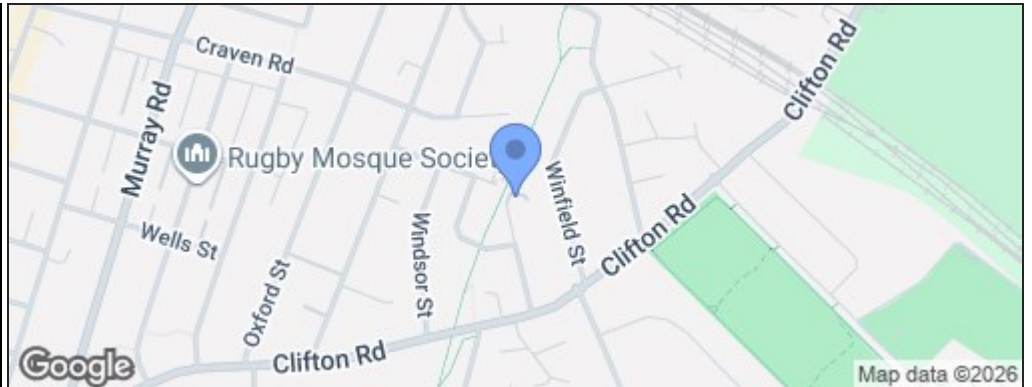
1ST FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (133.8 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		80
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.