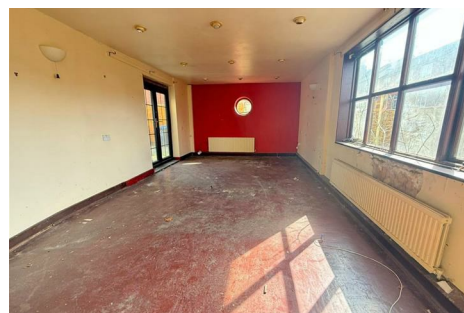


**50 Rokeby Street  
Town Centre  
RUGBY  
CV21 3RH**

**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](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* ATTENTION INVESTORS\*\***

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**

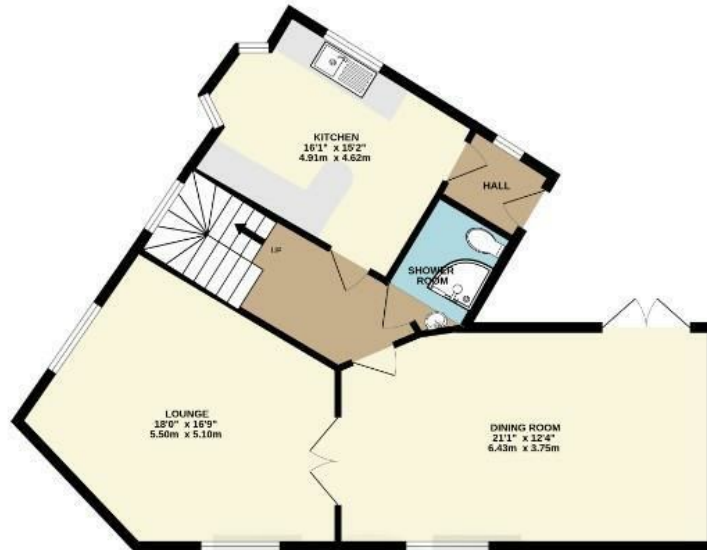
**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: D



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



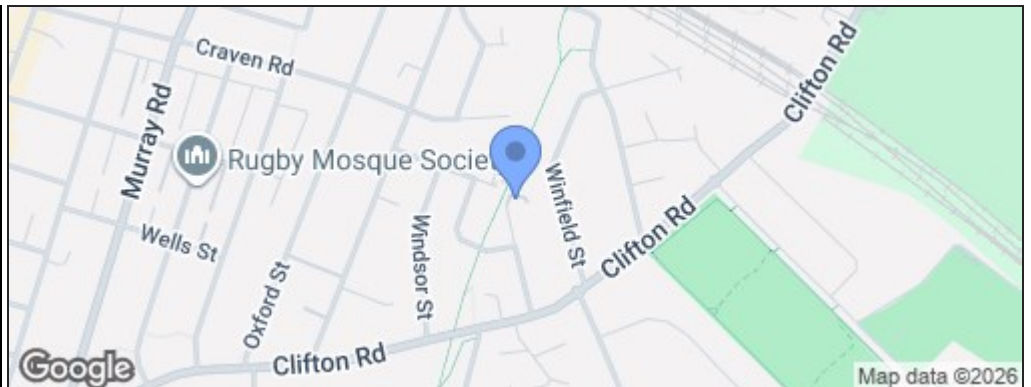
1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(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	



**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.