



# Overslade Lane

| Rugby | CV22 6EF



PERSONAL • PROFESSIONAL • PROACTIVE



\*\*\*OPEN HOUSE SATURDAY 15TH  
FEBRUARY FROM 2PM TO 4PM\*\*\*  
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.

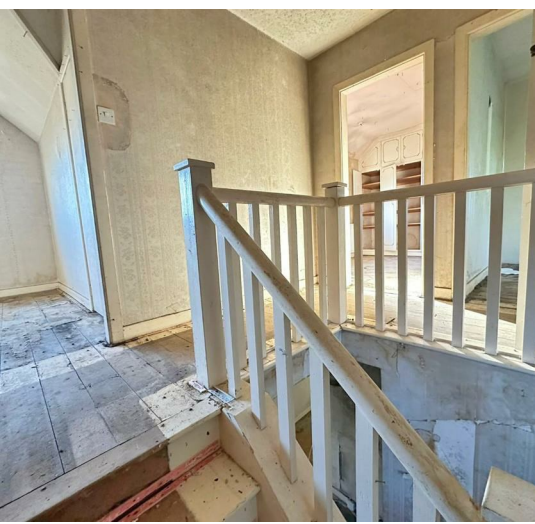
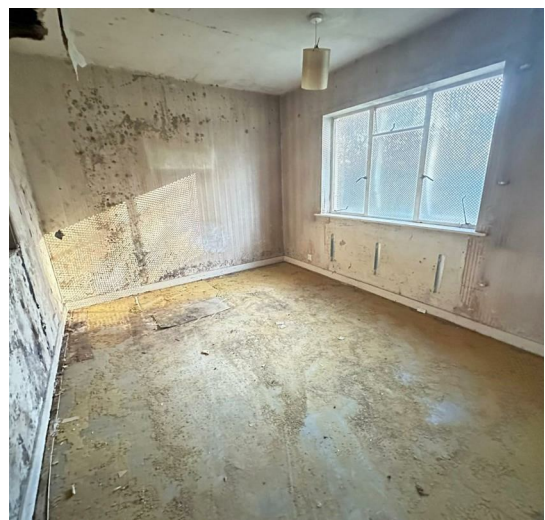




- OPEN HOUSE SATURDAY 15TH FEBRUARY 1400-1600
- DEVELOPMENT OPPORTUNITY
- IN NEED OF FULL REFURBISHMENT
- DETACHED PROPERTY
- APPROXIMATELY 1/3 ACRE PLOT
- THREE BEDROOMS
- GROUND FLOOR W.C
- ENERGY EFFICENCY RATING E



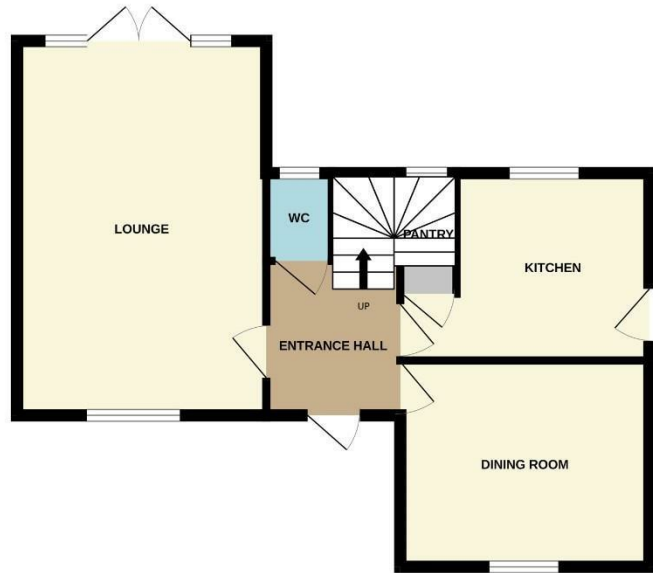




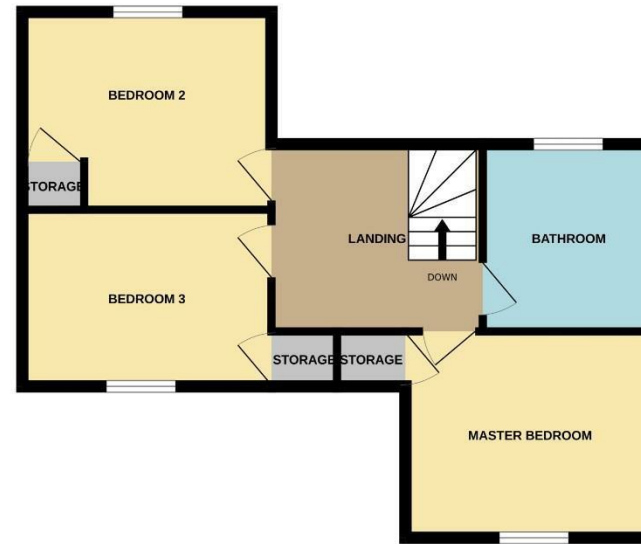




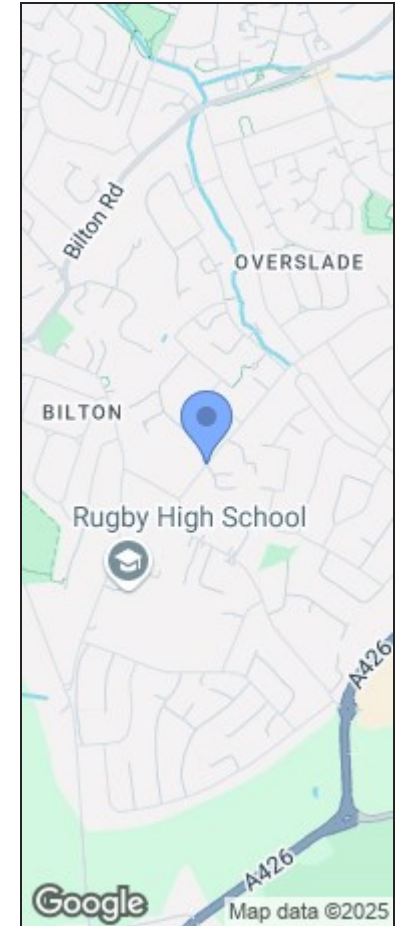
GROUND FLOOR



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	

