



**Murray Road, Rugby, Warwickshire**  
**Guide Price £165,000**





## Murray Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are pleased to offer this fantastic investment opportunity. This property is situated within easy walking distance of the town centre and Rugby Train Station where the commute time to London Euston can be as little as 51 minutes. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen and downstairs WC. To the second floor there are three well proportioned bedrooms and a bathroom. Outside there is an east facing rear garden. The property also benefits double glazed windows and gas heating to radiators. This property is in need of modernisation.

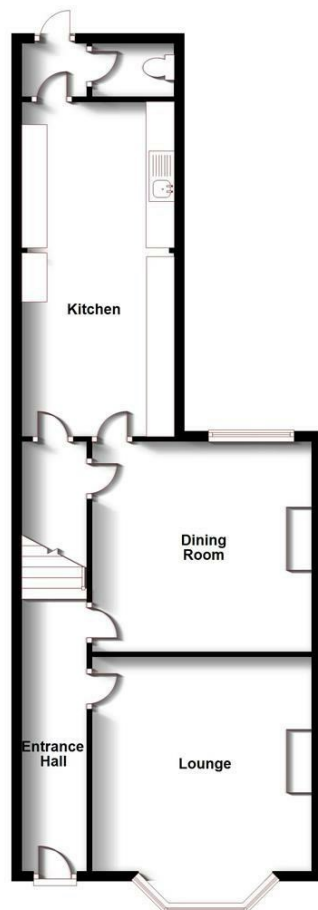




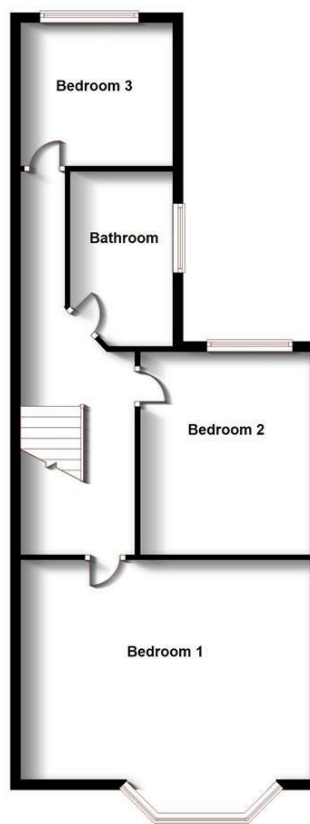




Ground Floor



First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

