



## 4 bed end of terrace house to buy in CV21

South Street, Rugby, Warwickshire, CV21 3SF

**£215,000** Starting Bid

 x 4  x 4  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ End of Terrace
- ✓ Four Bedrooms
- ✓ Multi Let Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction are delighted to offer for sale this four bedroom end of terraced multi let investment opportunity situated on a corner position within a popular residential location in Rugby Town Centre.

In brief the accommodation comprises of an entrance hall, flat one comprising of a double bedroom and en-suite shower room. Communal kitchen/dining room leading to flat two comprising a double bedroom and en-suite shower room with access to a small courtyard garden.

To the first floor, flat number three comprises of a double bedroom and en-suite shower room and flat four comprises of a double bedroom with en-suite shower and fitted kitchen.

The property benefits from gas fired central heating to radiators and UPVC double glazing.

LOCATION South Street enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School - renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Caldecott Street a standout choice for a wide range of discerning buyers.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £215,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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