

**77 Murray Road  
Town Centre  
RUGBY  
CV21 3JW  
£350,000**



- **SIX BEDROOMS**
- **FULLY LICENCED HMO**
- **GROUND FLOOR W.C**
- **ENERGY EFFICIENCY RATING D**

- **TWO GARAGES**
- **THREE ENSUITES**
- **BREAKFAST KITCHEN**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An outstanding Licenced HMO (House of Multiple Occupancy) generating significant gross yearly income. Updated and renovated by the current owners to a good standard, the house is licensed and fully compliant. In brief, the accommodation comprises entrance hallway, w.c, large open/plan kitchen/breakfast room and two bedrooms. To the first floor there are three further bedrooms and shower room, two bedroom having an En-Suites. The second floor has a further bedroom with En-Suite bathroom. The property further benefits from uPVC double glazing throughout, gas central heating and hard wired smoke alarms. Externally, there is a small front garden and to the rear is a low maintenance rear garden and two garages to rear. The property is located in a fantastic position within walking distance to the town centre and Rugby railway station with direct links to London Euston within 50 minutes. Early internal inspection is highly recommended.

**Agents Note**

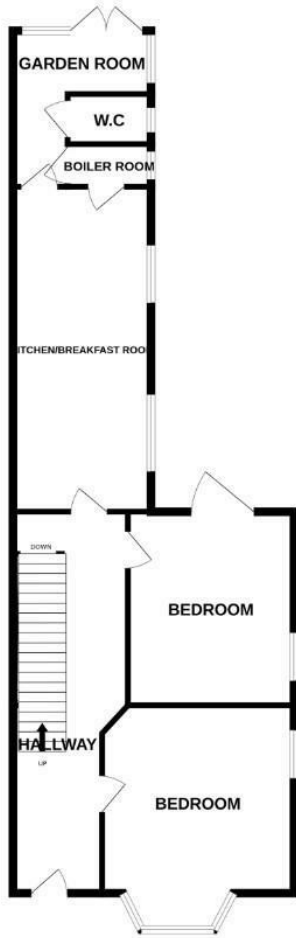
Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: D



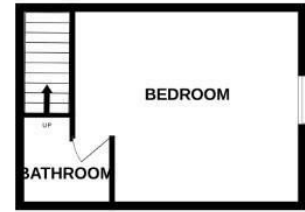
GROUND FLOOR



1ST FLOOR



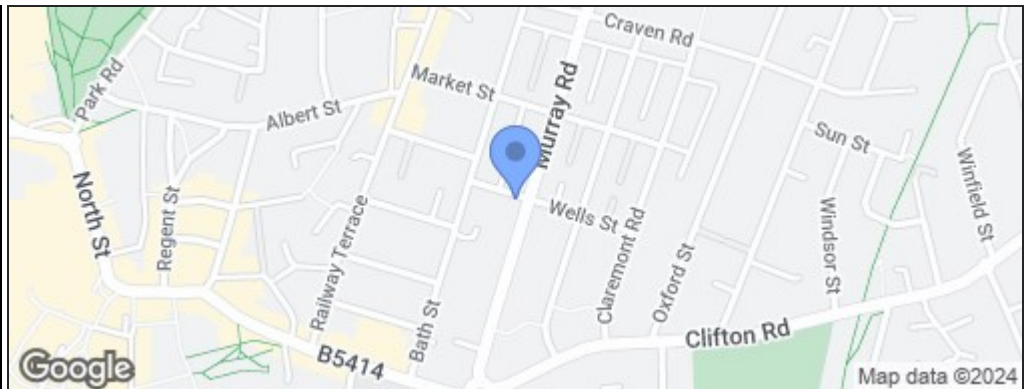
2ND FLOOR



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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	



**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.