



Scan me to get a **detailed property report & valuation** on your house!



Murray Road,  
Offers Over £249,000

complete   
ESTATE AGENTS



# Murray Road, , Rugby

Located on the desirable Murray Road in Rugby, this impressive five-bedroom terraced house presents an excellent opportunity for investors. With its spacious layout and modern amenities.

The house boasts five generously sized double bedrooms, providing ample space for relaxation and privacy. Each room is well-lit and offers a comfortable atmosphere, making it ideal as a House in Multiple Occupation (HMO). The two bathrooms are conveniently located, ensuring that morning routines run smoothly for all residents.

The property is situated in a vibrant community, with local amenities and parks just a stone's throw away. This prime location not only enhances the living experience but also adds to the property's appeal for potential tenants.

With its combination of space, functionality, and a sought-after location, this terraced house on Murray Road is a remarkable find. This property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this wonderful house your new investment opportunity.

## Entrance Hallway

The entrance hallway is a welcoming space that provides a functional and stylish transition from the outdoors into the home.

## Bedroom 1 12'1 x 13'2 (3.68m x 4.01m)

A spacious and comfortable room, ideal for rest and relaxation, with ample natural light and space for essential furnishings.

## Bedroom 2 10'2 x 10'9 (3.10m x 3.28m)

A well-sized, private space suitable for individual occupancy, offering a comfortable living area with access to shared facilities.



### **Kitchen/dining room 10 x 16'2 (3.05m x 4.93m)**

A large communal room with plenty of storage and work surface.

### **Shower room 2'10 x 5'5 (0.86m x 1.65m)**

With a shower cubicle and tiled walls.

### **Downstairs W/C 2'10 x 2'3 (0.86m x 0.69m)**

The single toilet is a compact, functional space featuring a standard WC

### **Bedroom 3 16'1 x 13 (4.90m x 3.96m)**

A large double room with loads of storage space and a bay window to the front.

### **Bedroom 4 10'9 x 10'6 (3.28m x 3.20m)**

A double bedroom in the middle of the property with a rear facing window.

### **Bedroom 5 10'1 x 9'1 (3.07m x 2.77m)**

A well-sized, private space suitable for individual occupancy, offering a comfortable living area with access to shared facilities.

### **Bathroom 10'1 x 6'6 (3.07m x 1.98m)**

With a bath and tiled walls.

### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### **Investment Opportunity**



Potential Income based on £125.00 per week per room at full occupancy is £32,500 per annum resulting in a yield of 13%





GROSS INTERNAL AREA  
FLOOR 1: 588 sq. ft. FLOOR 2: 529 sq. ft.  
TOTAL: 1,117  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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>		
(55-68) <b>D</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	<b>86</b>

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
T: 01788 550 800  
sales@complete247.co.uk  
www.complete247.co.uk

**complete** ● ● ●  
ESTATE AGENTS