



Connells

Lytham Road
Rugby



Property Description

***SOLD WITH TENANTS IN SITU ONLY,
NOT FOR RESIDENTIAL PURPOSES***

Situated in a well-established residential area of Rugby, this three-bedroom end-terrace property presents an excellent investment opportunity with tenants already in situ, making it ideal for buy-to-let investors seeking immediate rental income. Available to investment buyers only, the property is freehold and benefits from front and rear gardens alongside convenient on-street parking.

The accommodation comprises three bedrooms, one reception room and a family bathroom, with a practical layout suited to long-term tenants and families alike. Being over 10 years old, the property sits within a mature and established neighbourhood popular with commuters and local residents.

The location offers excellent connectivity, with Rugby railway station providing direct rail links to London Euston in around 50 minutes, as well as connections to Birmingham and Coventry.

The property is also well placed for local schooling, with a number of highly regarded primary and secondary schools nearby.

With strong commuter links, established local amenities and tenants already occupying the property, this is a ready-made investment opportunity in a consistently popular Rugby

location.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Rental Information

Rent is £850 pcm and is up to date and paid on time every month with no issues of rent arrears.

Front Garden

Hallway

Welcoming entrance hall providing access to the ground floor rooms and stairs to the first floor.

Lounge

17' 1" x 13' 2" (5.21m x 4.01m)

Spacious dual-aspect lounge featuring a large window allowing plenty of natural light throughout. A versatile living space.

Kitchen

11' 3" x 10' (3.43m x 3.05m)

Fitted kitchen offering a range of wall and base units with ample worktop space. Positioned to the rear with convenient access to the garden.

Bedroom One

12' 3" x 10' 3" (3.73m x 3.12m)

Generously sized double bedroom benefiting from excellent natural light and space for freestanding furniture.

Bedroom 2

11' 2" x 10' 3" (3.40m x 3.12m)

Well-proportioned second double bedroom with a bright and airy feel. Ideal for guests, children or additional workspace if required.

Bedroom 3

10' 6" x 6' 5" (3.20m x 1.96m)

Single bedroom offering flexibility for use as a nursery, home office or dressing room. A practical addition to the first-floor layout.

Bathroom

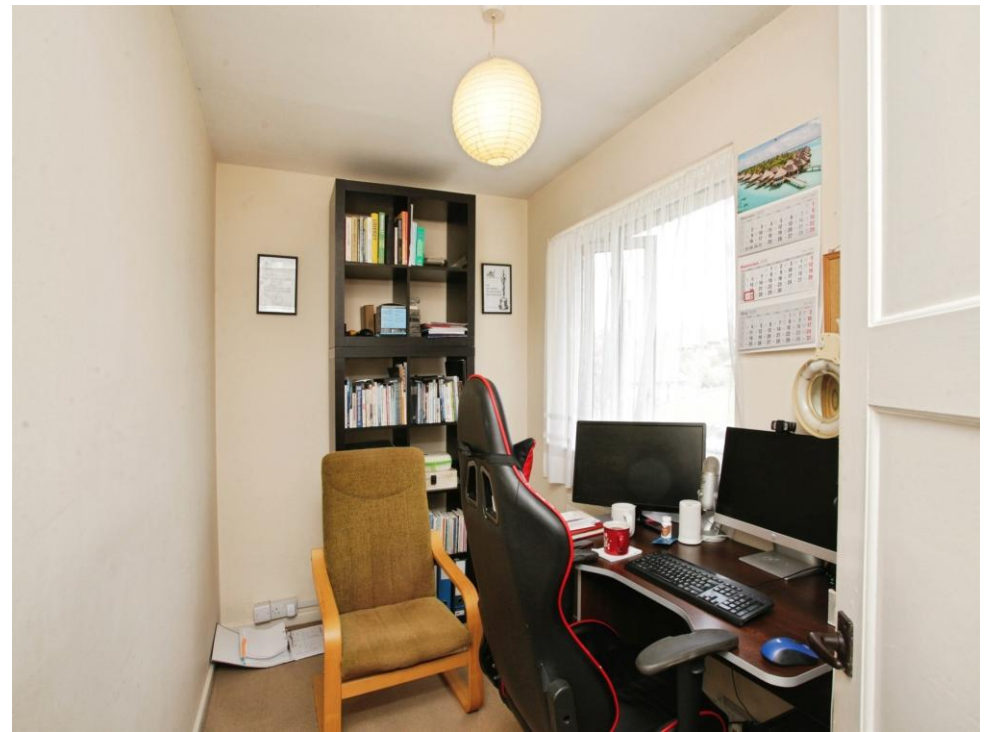
8' 5" x 6' 2" (2.57m x 1.88m)

Family bathroom fitted with a bath and overhead shower, wash hand basin and WC.

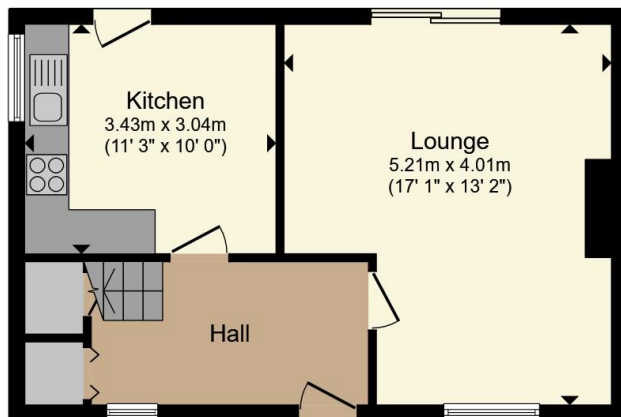
Rear Garden

Good-sized enclosed rear garden.

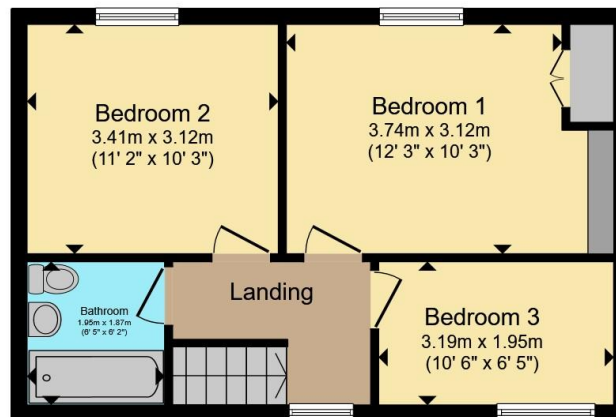








Ground Floor



First Floor

Total floor area 82.3 m² (885 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108057



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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