



29 Temple Street

RUGBY, CV21 3TB

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



LANDLORDS AND INVESTORS! Are you searching for a turnkey investment opportunity in a popular location with tenants in situ? Look no further than this spacious Victorian townhouse!

Property at a glance

Turnkey Investment Opportunity

No Chain

Tenants In Situ

Freehold Victorian Townhouse

Three Generous Double Bedrooms

Two Family Rooms

Spacious Rear Garden

Excellent Commuter Transport Links

High Street Shopping Within Walking Distance

Local Schools Within Walking Distance





It's a pleasure to introduce you to this beautifully presented three-bedroom Victorian townhouse! This spacious townhouse offers three bedrooms, one bathroom, two family rooms and a spacious mature rear garden. This spacious home is ideally located on a quiet road in a town centre location, Rugby's residents are drawn to this highly sought after area thanks to its proximity to the picturesque Great Central Walk. Additionally, there are excellent commuter links locally with convenient access to Rugby Railway Station and the M1 & M6 motorways, as well as easy access to Rugby's vibrant town centre and Rugby's excellent network of local schools. What's more, this stunning three-bedroom Victorian townhouse is offered to the market with no onward chain and with tenants living in-situ! The tenants currently pay £1025 per calendar month and there is scope for future rental increases with the current tenant and much higher monthly income is possible should you opt for a different investment strategy making this a truly turnkey opportunity for you to grow your portfolio.

This spacious three-bedroom Victorian townhouse offers a generous South-East-facing rear garden. The majority of the garden is laid to lawn with mature shrubs and trees on each side. The generous rear garden offers an external tap, space for a rotary clothes line, exterior lighting and has a large patio which would make a perfect spot for summertime barbeques or for a dining table and chairs for alfresco dining. Furthermore, the rear garden benefits from having access to the front of the property through a side return.

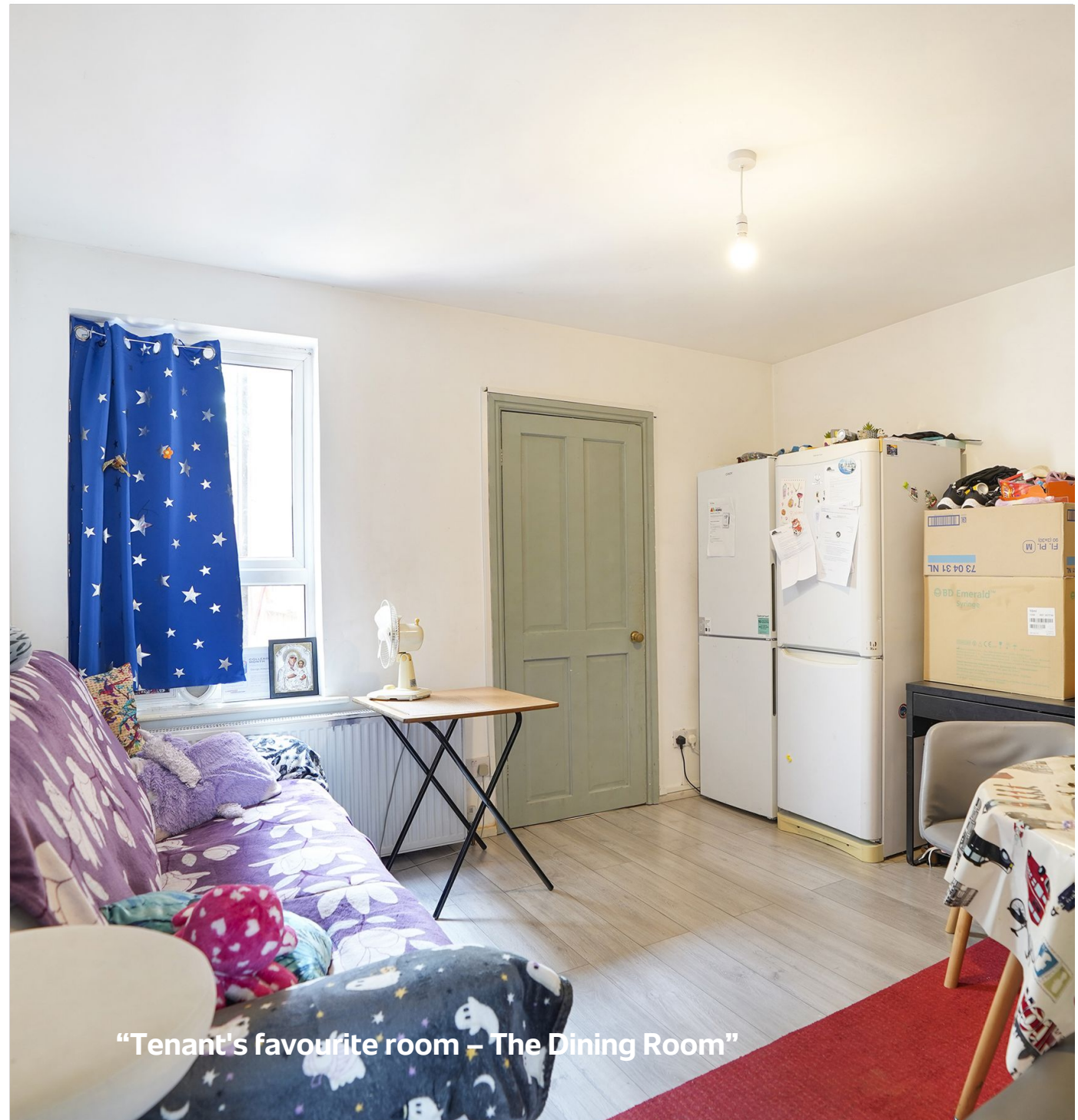
“This is has been an excellent rental property, we've never had issues with finding a tenant and the layout lends itself to a variety of investment strategies”

The Seller's View

"My tenants say that their favourite place to be is in the spacious dining room and say that its the heart of their home. They like the connection with the kitchen so that the family can spend quality time together in the evenings."

"Favourite time of year is the Summer when the garden is in full bloom and beautifully lush and green."

"This house is very well-connected as it is situated in the town centre. You can easily walk to local shops, restaurants, schools and leisure facilities."



"Tenant's favourite room – The Dining Room"

Directions

Heading east on M6. At junction 1, take the A426 exit. At the roundabout, take the 2nd exit onto A426. At the next roundabout, take the 2nd exit and stay on A426. At the next roundabout, take the 2nd exit onto Leicester Road. At Kipling roundabout, take the 1st exit onto Boughton Road. Turn right onto Mill Road and continue onto Murray Road. At the roundabout, take the 2nd exit onto Lower Hillmorton Road. At the roundabout, take the 2nd exit onto Temple Street. 29 Temple Street, Rugby, CV21 3TB will be on the left.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council Town Hall,
Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - B

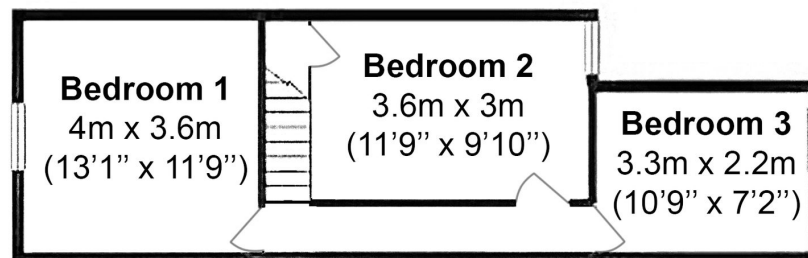
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

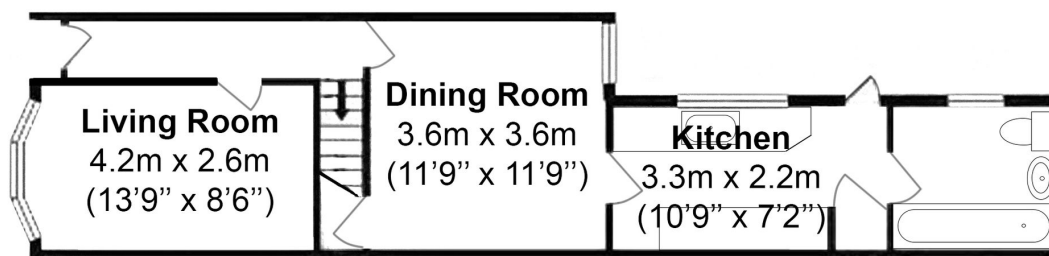
Amenities/Distances

Town Centre 0.7 miles
Primary Schools 0.7 miles
Train Station 0.8 miles
Motorway links 3.6 miles
Airport 27 miles
Nearest Towns 13.7 miles
Bus Stop 0.1 miles
University 13.5 miles
Hospital 12.9 miles

Temple Street, Rugby, CV21



First Floor



Ground Floor

Not to scale - for identification only

**Total Approximate area -
84 sq.m. / 904 sq.ft.**



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (82+)	
B (61-81)	
C (49-60)	79
D (35-48)	
E (29-34)	59
F (21-28)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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