





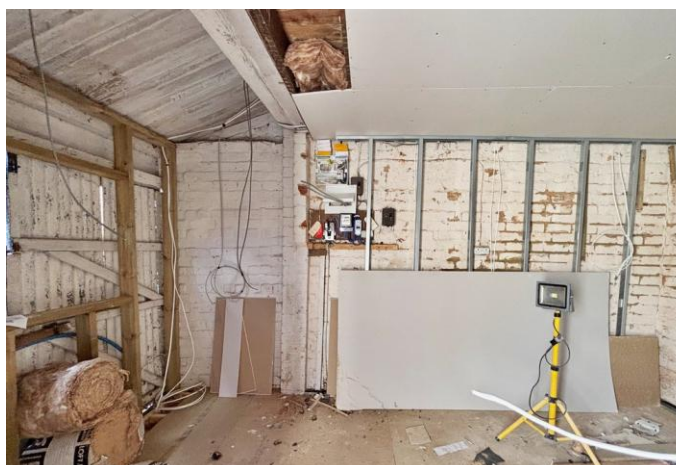
PROPERTY SUMMARY

FOR SALE VIA ONLINE AUCTION – Terms and conditions apply. A rare opportunity to acquire a detached, two-storey brick-built dwelling offering significant development potential STPP

The property benefits from double-door garage access and a mains electricity connection, making it ideal for use as a workshop, storage facility, or potential conversion to residential accommodation.

Perfectly positioned for convenient access to both Rugby town centre and Rugby train station, this property presents an exciting opportunity for developers, investors, or those seeking a unique project.

Viewing is highly recommended and strictly by appointment only through Edward Knight Estate Agents, Regent Street office.



LOCATION

The property is situated on Alexandra Road, a highly sought-after location in Rugby, particularly popular for its charming Victorian townhouses. Ideally positioned, it is within walking distance of Rugby Railway Station, the town centre, Caldecott Park, sports facilities, and a range of other local amenities.

Rugby town centre offers a mix of high street and independent retailers, along with a variety of bistros, restaurants, and coffee shops.

The property is also ideally located for excellent schooling. Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk. Rugby High School for Girls, along with a selection of well-regarded state and independent schools, are also just a short drive away.

Rugby benefits from excellent transport links. The property is just a ten-minute walk from Rugby Railway Station, offering direct services to London Euston in approximately 50 minutes. The town is also well-connected by road, with easy access to the M45, M1, M6, and M40 motorways, providing convenient travel to nearby towns and cities including Birmingham, Coventry, Leamington Spa, and Northampton.



