



**EDWARD KNIGHT**  
ESTATE AGENTS

38 WINDSOR STREET, RUGBY, CV21 3NZ

OFFERS OVER £165,000





## OPEN DAY

We are pleased to invite prospective buyers to an  
\*\*Open Day taking place on Saturday 25th April  
2026\*\*

Viewings will be conducted strictly by  
appointment, with allocated time slots throughout  
the day to ensure every visitor has the opportunity  
to fully appreciate the property. To attend the  
Open Day, you must call the office in advance to  
book your viewing



## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional renovation and investment opportunity, offering the chance to restore a stunning Victorian terraced home to its former glory.

Previously utilised as a House in Multiple Occupation (HMO), the property represents an ideal acquisition for investors seeking to reinstate its income-generating potential as a HMO or potentially two apartments STPP, as well as for buyers looking to convert it back into an impressive single residential dwelling.

The property benefits from a wealth of original character features, generously proportioned rooms, and significant scope for improvement throughout. Externally, there is a low-maintenance courtyard-style rear garden.

Situated on a popular yet quiet and centrally located residential street, this attractive period home is perfectly positioned for commuters, with excellent access to Rugby railway station and local amenities.







## LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.





## Windsor Street, Rugby, CV21

Approximate Area = 1304 sq ft / 121.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1446783



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.