





PROPERTY SUMMARY

BEING SOLD VIA SECURE SALE ONLINE BIDDING AUCTION – Terms and conditions apply. Starting Bid £225,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once the bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Immediate exchange of contracts available.

Edward Knight are delighted to offer for sale this four bedroom end of terraced multi let investment opportunity situated on a corner position within a popular residential location in Rugby Town Centre.

In brief the accommodation comprises of an entrance hall, flat one comprising of a double bedroom and en-suite shower room. Communal kitchen/dining room leading to flat two comprising a double bedroom and en-suite shower room with access to a small courtyard garden.



To the first floor, flat number three comprises of a double bedroom and en-suite shower room and flat four comprises of a double bedroom with en-suite shower and fitted kitchen.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

The property is offered for sale with no onward chain and viewing is highly recommended to appreciate the property on offer.

LOCATION

South Street enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern



connectivity and educational excellence, making Caldecott Street a standout choice for a wide range of discerning buyers.

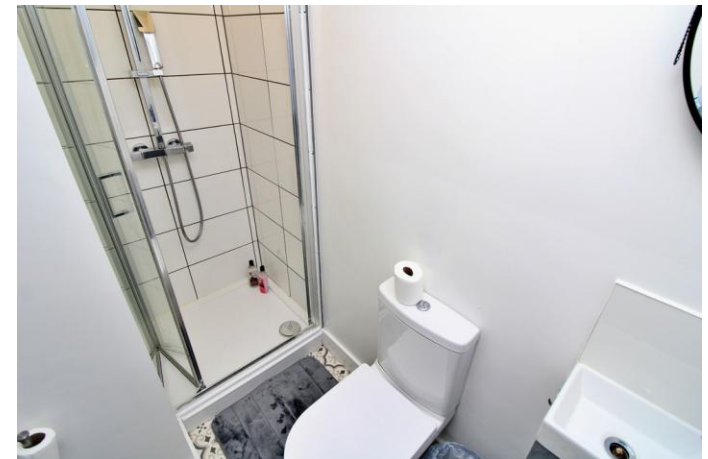
ENTRANCE HALL

FLAT ONE

14' 0" x 8' 5" (4.27m x 2.57m)

EN-SUITE SHOWER ROOM

8' 3" x 2' 8" (2.51m x 0.81m)







COMMUNAL KITCHEN/DINING ROOM

13' 4" x 11' 0" (4.06m x 3.35m)

FLAT TWO

14' 3" x 12' 5" (4.34m x 3.78m)

EN-SUITE SHOWER ROOM

6' 3" x 3' 11" (1.91m x 1.19m)

FIRST FLOOR

FLAT THREE

14' 6" x 13' 1" (4.42m x 3.99m)

EN-SUITE SHOWER ROOM

6' 1" x 3' 5" (1.85m x 1.04m)

FLAT FOUR

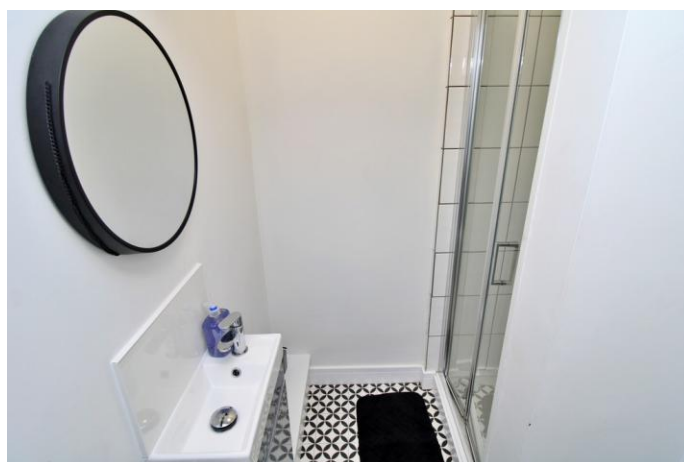
14' 5" x 11' 1" (4.39m x 3.38m)

KITCHEN

10' 2" x 4' 10" (3.1m x 1.47m)

EN-SUITE SHOWER ROOM

7' 3" x 2' 10" (2.21m x 0.86m)



AGENTS NOTES

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms overseen by the auctioneer in partnership with the marketing agent.

The property is available to viewed strictly by

appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price'/'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligation and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		