



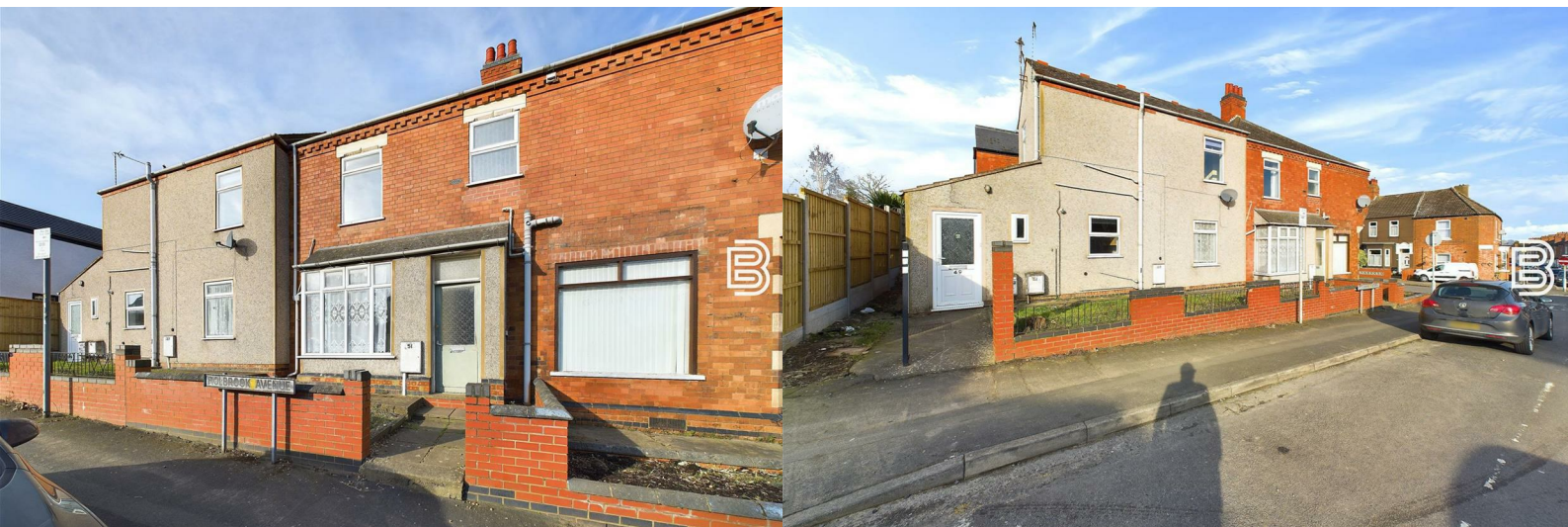
# Ellis Brooke



## 67 Manor Road

, Rugby, CV21 2TQ

**Asking price £275,000**





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## 67 Manor Road

67 Manor Road comprises of a shop premises along with a 1 Bedroom and 2 Bedroom Apartment in need of modernisations throughout.

### Shop and Premises

16'0" x 15'3" (4.9m x 4.65m)

With an access door located on the corner of Manor Road and Holbrook Avenue this shop and premises space has the potential to be converted to further residential accommodation subject to the relevant planning permissions. Currently set as one large room the shop area benefits from a cellar beneath. To the rear elevation of the shop is an old internal door which has been blocked. However, this could be opened back up to provide access to the ground floor apartment.

The cellar comprises one large chamber which provides further storage to the premises.

In need of some modernisations.

## 51 Holbrook Ave

51 Holbrooke Ave is a 2 Bedroom first floor apartment with its own front door. The apartment is in need of some modernisations throughout. In brief the accommodation comprises:

### Entrance Hall

A front door provides access into an entrance area which has stairs that rise to the first floor landing.

### Hallway

With doors that provide access through to all accommodation along with access to the loft via a loft hatch.

## Living Room

15'9" x 9'9" (4.81m x 2.99m)

With a box style bay window to the front elevation and a storage cupboard.

## Kitchen

11'10" x 8'4" (3.62m x 2.56m)

With a range of base and eye-level units with a complementary worktop over. There is tiling to all splash back areas, a window to the rear elevation and a wall-mounted gas boiler.

## Bedroom 1

11'11" x 11'5" (3.64m x 3.5m)

A double bedroom with a window to the side elevation.

## Bedroom 2

8'9" x 12'0" (2.69m x 3.68m)

A double bedroom with a window to the side elevation.

## Bathroom

8'0" x 8'2" (2.44m x 2.49m)

With the suite that comprises a low-level flush WC, wash hand basin and shower cubicle. The walls are part tiled, there is a wall-mounted radiator and frosted window to the side elevation.

## 49 Holbrook Ave

49 Holbrook Ave is a 1 Bedroom ground floor apartment with its own front door. The apartment is in need of some modernisations throughout. In brief the accommodation comprises:

### Entrance Hall

A front door gives access. The entrance hall doors giving access through to the W/C, Shower room and Kitchen.

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### W/C

With a low-level flush WC, wall-mounted radiator and frosted window to the side elevation.

### Shower Room

3'9" x 7'3" (1.15m x 2.22m)

With a suite that comprises a wash hand basin and shower cubicle. To the side elevation there is a frosted window.

### Kitchen

11'10" x 7'7" (3.63m x 2.32m)

Comprising of a range of base and eye-level units with a complementary worktop over. To the side elevation there is a window and in addition there is a wall-mounted gas boiler. A doorway from the kitchen provides access through to the living room.

### Living Room

11'8" x 12'6" (3.57m x 3.83m)

With a window to the front elevation and a door that gives access to an inner hallway.

### Inner Hallway

Provides access to the bedroom and has a window to the side elevation.

### Bedroom 1

14'3" x 8'10" (4.36m x 2.7m)

A double bedroom with a box style bay window to the front elevation.

### Parking

Parking is available on street via a council permit system.

### Business Rates - Shop

The current rateable value of the shop is £2325.

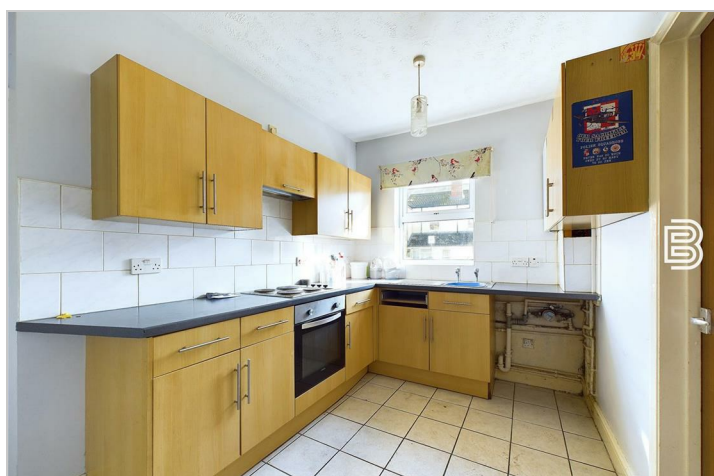
### Council Tax - Apartments

49 Holbrooke Avenue is Council Tax Band A.

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### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



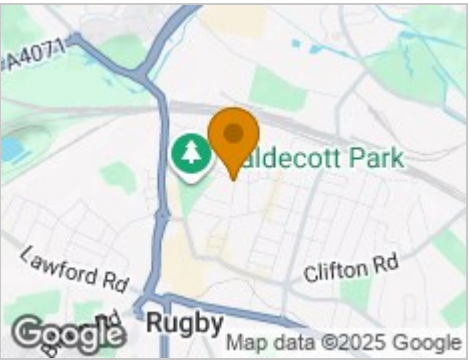
Road Map



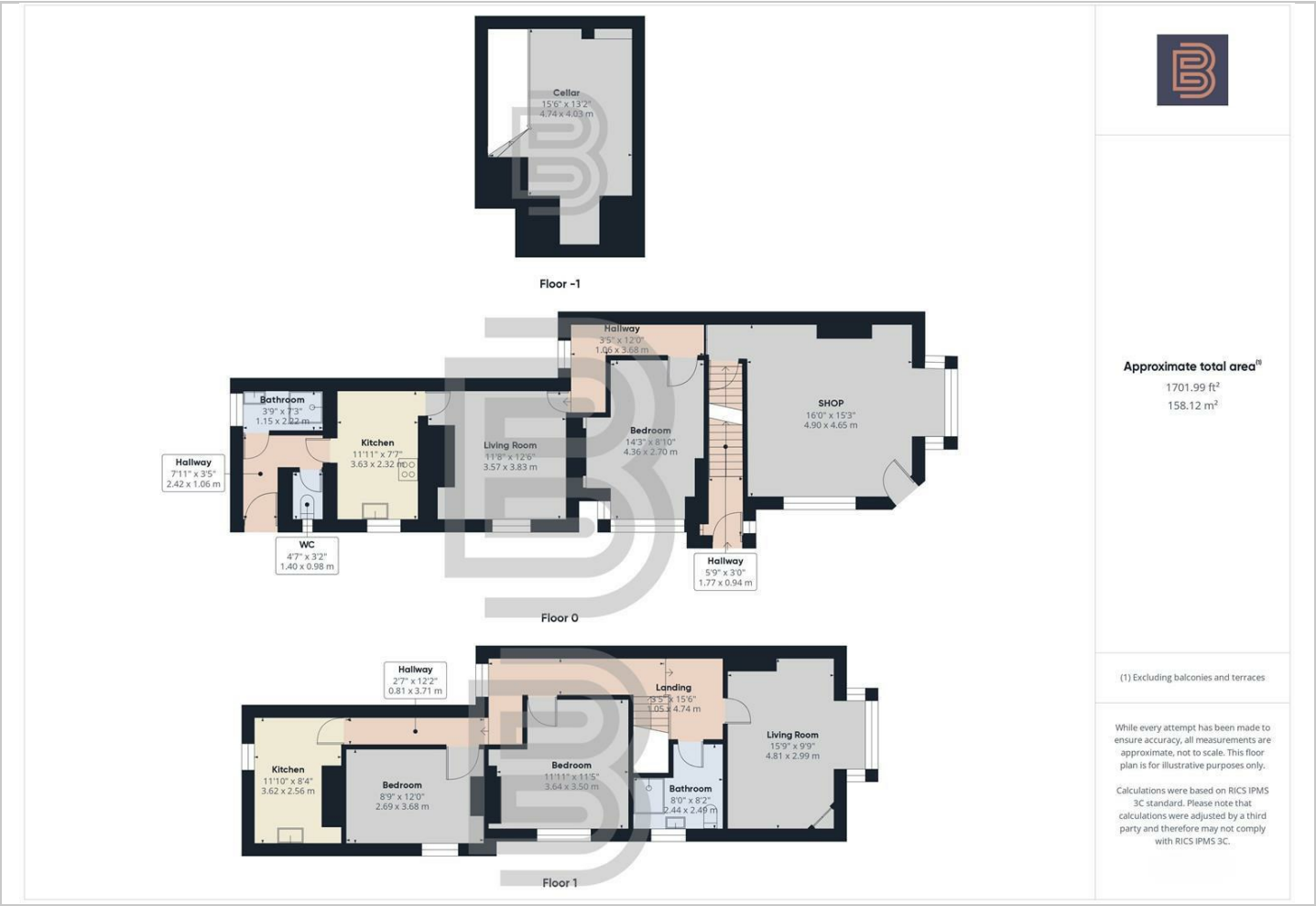
Hybrid Map



Terrain Map



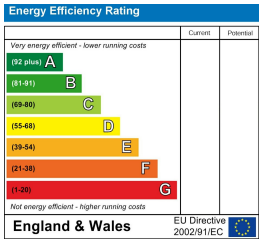
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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