



# Ellis Brooke



## Wyvern Livingstone Avenue

Long Lawford, Rugby, CV23 9BU

**Guide price £350,000**





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## Entrance Porch

10'0" x 4'5" (3.06m x 1.37m)

An aluminium framed front door provides access into the entrance porch. With windows to both sides and front elevations. A wooden front door provides access to the entrance hall.

## Entrance Hall

With doors providing access to Bedroom 3, Kitchen and Shower Room. Stairs rise to the first floor.

## Kitchen

7'11" x 14'9" (2.42m x 4.51m)

With a range of base and eye-level units with a complementary worktop over. To the side elevation there are two windows and the rear elevation a door, giving access through to the garden room. An opening gives access to the living room.

## Living Room

11'0" x 14'11" (3.36m x 4.56m)

With sliding doors to the side elevation giving access to the garden and a wall-mounted gas fire.

## Garden Room

19'2" x 7'4" (5.86m x 2.25m)

With doors to both side elevations that provide access to the garden and windows to the rear and side elevations.

## Bedroom 3

11'1" x 14'0" (3.39m x 4.27m)

A generously sized double bedroom with a window to the front elevation.

## Ground Floor Shower Room

4'8" x 6'10" (1.44m x 2.09m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle. To the side elevation there is a frosted window.

## 1st Floor Landing

With doors providing access to all first floor accommodation. A window to the side elevation and access to the loft via loft hatch.

## Bedroom 1

15'11" x 10'9" (4.86m x 3.28m)

A generously sized double bedroom with a window to the front elevation and access to under eaves storage.

## Bedroom 2

10'10" x 11'10" (3.32m x 3.61m)

A double bedroom with a window to the rear elevation and access to under eaves storage.

## Bathroom

8'0" x 8'2" (2.45m x 2.51m)

With a suite that comprises of a low-level flush WC, wash hand basin, panelled bath and bidet. There is a frosted window to side elevation and a cupboard housing the hot water cylinder.

## Garden

With gardens that wrap around the whole property and a plot that in all approaches 0.14 of an acre. Within this large garden is a detached outbuilding that provides further storage space. There are a range of mature shrubs, trees and hedges dispersed around the garden. To the boundaries there is a combination of hedged, shrubbed and fenced borders. Paved pathways run the perimeter of the building.

## Parking

A paved driveway provides ample off-road parking for several vehicles. In addition, the driveway provides access to the detached garage.

## Garage/Workshop

11'5" x 26'6" (3.5m x 8.09m)

This oversized detached garage and workshop has a manual up and over door to the front elevation and a pedestrian door to the side. There are frosted windows to both side and rear elevations. The Garage benefits from having power connected, and further storage is available within the rafters.

## Outbuilding

10'0" x 16'1" (3.07m x 4.91m)

A detached outbuilding with a door to the front elevation. The building benefits from having power connected and provides further storage space.

## Planning Permission

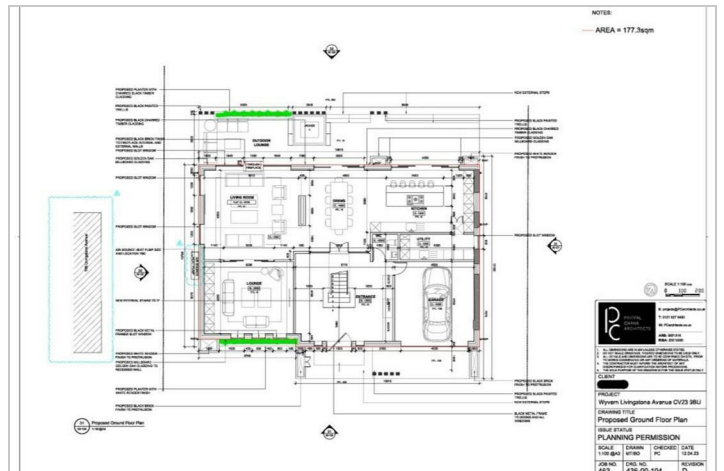
Planning permission was granted by Rugby Borough Council on 20th March 2024 for the demolition of the existing dwelling and construction of a new dwelling in its place. The proposed new dwelling is of substantial size and would create a large detached 4 bedroom home with integral garage (in excess of 3000 sq. ft). Further details can be found on Rugby Borough Councils planning portal with the reference: R23/0466. This expiration date of this planning permission is 19th March 2027.

## Agents Notes

Livingstone Avenue is a private road and a service charge of £200 approx. per year (based on the costs of 2024) is payable to the management company. It should also be noted that should a purchaser wish to attempt to develop this plot with multiple homes a fee of £25,000 is payable to the management company for the processing and allowing of each new access.

## 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



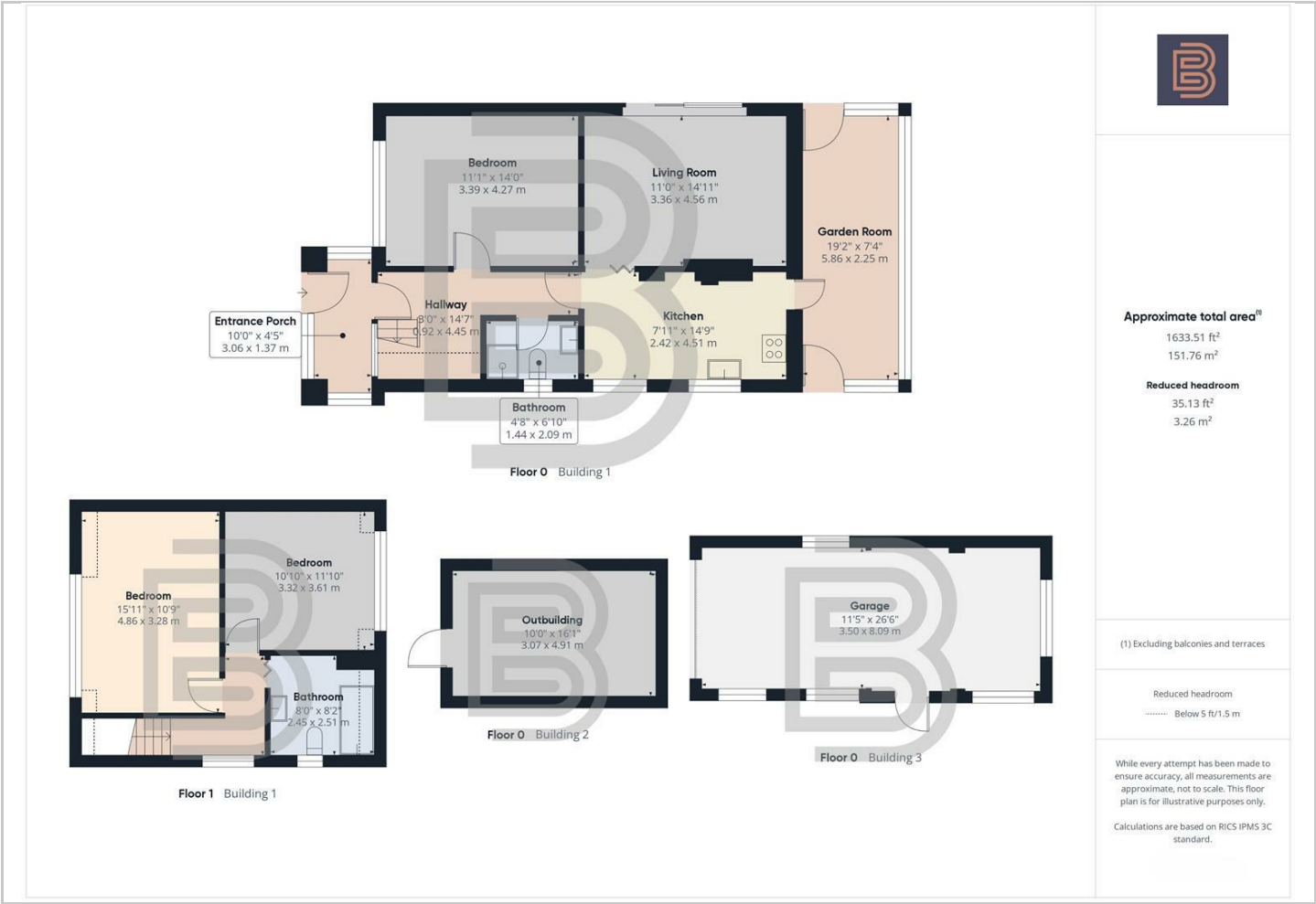
Hybrid Map



Terrain Map



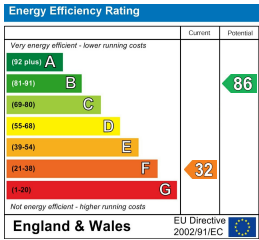
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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