



53 Manor Road, Rugby, Warwickshire, CV21 2TG

HOWKINS &
HARRISON

53 Manor Road, Rugby,
Warwickshire, CV21 2TG

Guide Price: £325,000

Attention investors, this licensed house of multiple occupation is to be sold as a going concern with tenants in situ. (The licence is for 9 occupiers across 6 letting rooms). The property is set over three floors with six letting rooms and shower rooms found on each floor. There is a communal dining room and kitchen. At full occupation and at the time of writing, the property is generating over £31,000 per year.

Features

- Licensed house of multiple occupation
- Set over three floors
- Six rooms with shower rooms on each floor
- Communal dining room
- Communal kitchen
- Enclosed garden
- The licence is for 9 occupiers across 6 letting rooms
- Central location near local amenities
- Energy Rating- D



Location

This property is ideally located within walking distance of both Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45, A14 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, Northampton, Milton Keynes and the north.



Ground Floor

The property opens into an entrance hall, with stairs rising to the first floor and doors providing access to letting room one and two on the ground floor, along with access to the communal dining room and kitchen. To the rear of the kitchen is a shower room and separate WC. From the kitchen a door leads out to the rear garden.

First Floor

Located to the first floor are letting rooms three, four and five which are serviced by a shower room and a separate WC. Letting room five benefits from its own en-suite shower room. From the first floor landing stairs rise to the second floor.

Second floor

Letting room six occupies the second floor and is a studio style apartment, self contained with its own kitchenette and shower room/utility space.

Outside

On street parking is available to the front of the property. To the rear of the home, there is an enclosed garden which in the main is laid to block paving.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

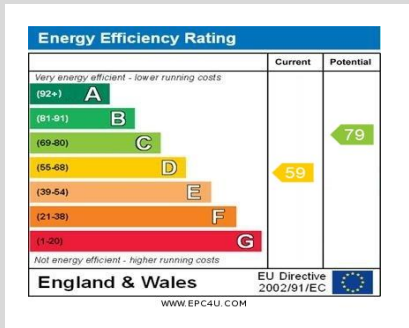
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – C



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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