



**EDWARD KNIGHT**  
ESTATE AGENTS

44 LAWFORD ROAD, RUGBY, CV21 2DY

OFFERS OVER £250,000







### PROPERTY SUMMARY

We are delighted to offer for sale this unique property comprising of mixed use residential and commercial accommodation close to Rugby town centre.

In brief the accommodation is set over three floor and comprises of ground floor shop, office, workshop and cellar (currently Class E - Commercial, Business and Service). To the first and second floors there are two one bedroom flats. Flat A comprises of open plan living/kitchen, bedroom with en-suite shower room. To the second floor Flat B comprises of kitchen/dining room, living room, bedroom with en-suite bathroom.

This property has had a previous planning application granted to convert the ground floor commercial shop to residential under application number R20/0060. Please note this has now expired.

Early viewing is considered essential to appreciate the property on offer and would make an ideal investment purchase.



### PROPERTY LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby.

## GROUND FLOOR

### SHOP AREA

27' 7" x 18' 9" (8.41m x 5.72m)

### OFFICE

8' 9" x 7' 1" (2.67m x 2.16m)

### WORKSHOP

14' 6" x 12' 8" (4.42m x 3.86m)

### CELLAR CHAMBER 1

18' 6" x 11' 9" (5.64m x 3.58m)

### CELLAR CHAMBER 2

20' 64" x 15' 1" (7.72m x 4.6m)

### FIRST FLOOR FLAT

Separate access leading to the first and second floors.

### COMMUNAL HALLWAY

Door leading into Flat A. Stairs leading to second floor flat and kitchen/dining room for Flat B.

### FLAT A

#### OPEN PLAN LIVING/KITCHEN

21' 2" x 17' 6" (6.45m x 5.33m)

#### BEDROOM

15' 6" x 12' 8" (4.72m x 3.86m)

#### EN-SUITE SHOWER ROOM

6' 5.33" x 5' 0" (1.96m x 1.52m)

#### KITCHEN/DINING ROOM

13' 3" x 10' 8" (4.04m x 3.25m)



### STAIRS LEADING TO SECOND FLOOR FLAT B

#### BEDROOM

18' 4" x 14' 4" (5.59m x 4.37m)

#### EN-SUITE BATHROOM

6' 9" x 6' 8" (2.06m x 2.03m)

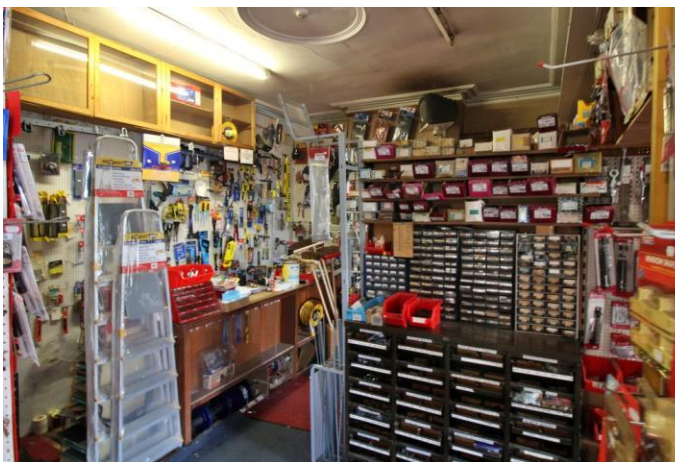
#### LIVING ROOM

18' 2" x 13' 6" (5.54m x 4.11m)

### AGENTS NOTES



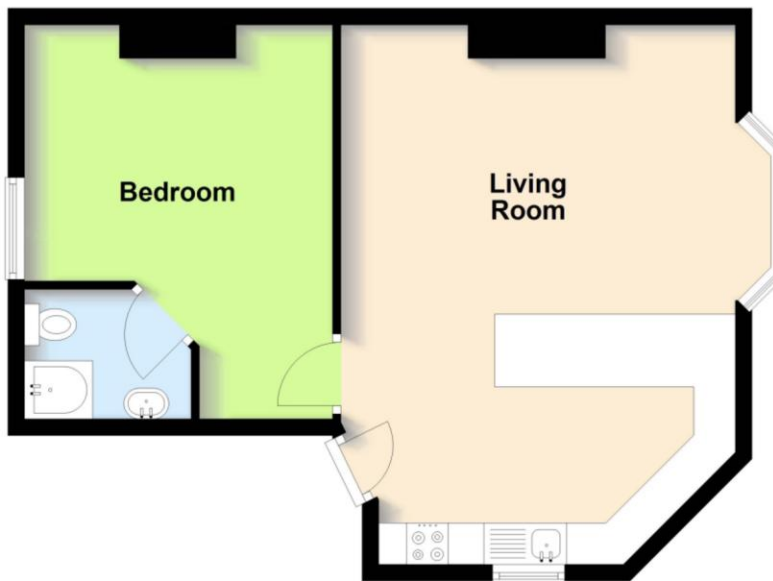






## First Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



Total area: approx. 47.7 sq. metres (513.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

