

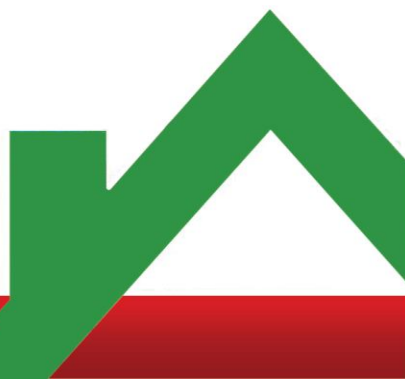


A RARE OPPORTUNITY TO PURCHASE A FORMER **7 BEDROOM**
TOWN CENTRE **H.M.O.** WITH PLANNING PERMISSION
GRANTED TO REMODEL TO **6/7 ENSUITE BEDROOMS**
WITH COMMUNAL WORK/LIVING SPACE

64 RAILWAY TERRACE

RUGBY
WARWICKSHIRE
CV21 3EX

GUIDE PRICE: £350,000

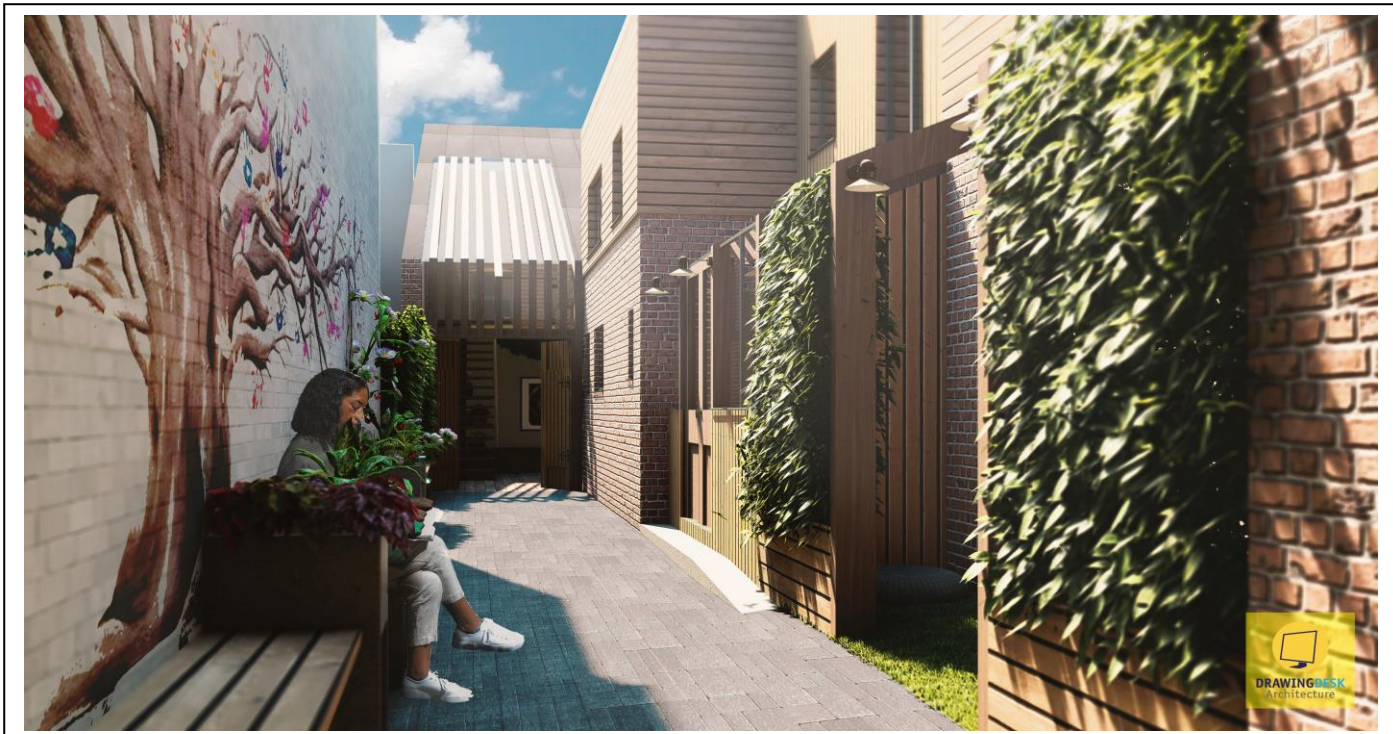


This development is located within a short walk of Rugby town centre which offers a comprehensive range of shopping facilities and amenities to include restaurants, bars, supermarkets and schooling for all ages. Nearby Rugby Railway Station offers an intercity mainline service to Birmingham New Street and London Euston in under one hour.

This former 7-bedroom H.M.O. (House of Multiple Occupation) (C4) offers accommodation set over 2 floors with a separate single storey forge building with mezzanine level to the rear of the site.

Planning permission was granted in October 2022 for the conversion and remodelling of the property into 6/7 en-suite bedrooms with a communal kitchen/dining space centred around a courtyard garden. The forge offers potential to be converted into a communal/training centre. (Application Ref: R22/0981).







BROWN & COCKERILL ESTATE AGENTS have prepared these details in good faith from our own inspection and on information supplied by the seller. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL ESTATE AGENTS do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

Brown & Cockerill Estate Agents
12 Regent Street
Rugby
Warwickshire
CV21 2QF

Telephone: 01788 551111



sales@brownandcockerill.co.uk
www.brownandcockerill.co.uk