



Rugby Road, Long Lawford, Warwickshire
Asking Price £295,000



Rugby Road, Long Lawford, Warwickshire

This extended three bedroom, 1930's semi detached property is situated on the outskirts of the popular village of Long Lawford. The village has local shops, village school, public houses and public transport. The property benefits from gas central heating to radiators and mostly double glazed windows. The accommodation briefly comprises: porch, entrance hall, lounge/dining room and kitchen to the ground floor with landing, three bedrooms and bathroom to the first floor. Outside has gardens to front, off road parking leading to a garage and a large rear garden.

Porch

Double glazed door with windows to sides. Door to:

Entrance Hall

Stairs to first floor.

Kitchen 14'0" x 7'9" (4.29 x 2.37)

Window to rear. Fitted kitchen with storage and work surfaces. Space for fridge freezer. Pantry cupboard.

Lounge/Dining Room

Dining Area 9'9" x 16'6" (2.99 x 5.03)

French doors to rear garden. Picture rail. Thorough-fare to:

Lounge Area 11'11" x 10'10" (3.64 x 3.32)

Bay window to front aspect. Gas fire with hearth and surround. Picture rail



First Floor Landing

Doors to:

Bedroom One 11'3" x 9'10" (3.44 x 3.00)

Window to rear. Built in wardrobes.

Bedroom Two 11'7" x 9'1" (3.55 x 2.79)

Bay window to front aspect. Built in wardrobes.

Bedroom Three 8'1" x 6'11" (2.47 x 2.13)

Window to rear aspect. Cupboard housing hot water cylinder.

Bathroom

Bath with shower fitted over. Opaque window to front.

Rear Garden

Large rear garden which is mainly laid to lawn with chicken coop, greenhouse and garden shed.

Outhouse 5'9" x 12'7" (1.77 x 3.86)

Sink unit with hot and cold water.

Garage

Inspection pit with light connected. WC. Door to rear garden. Door for vehicular access.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



Local Authority
Rugby Borough Council

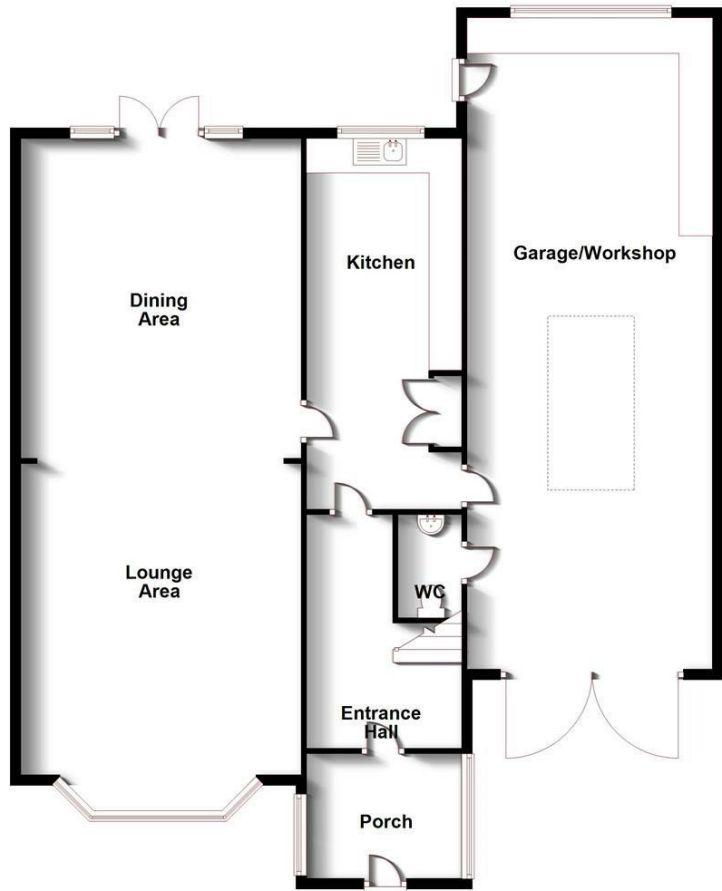
Tax Band
Tax Band: B

Tenure
Freehold

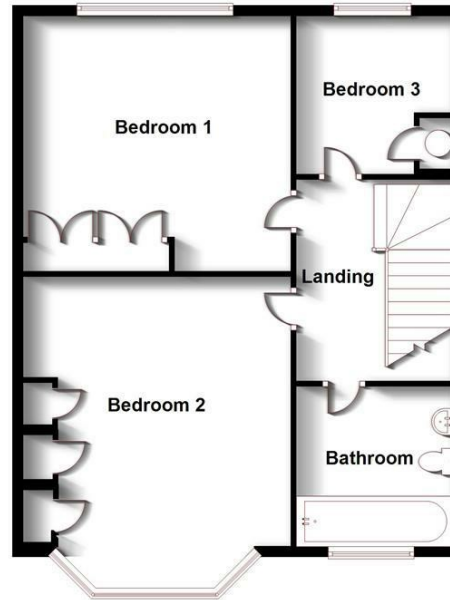
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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