

**22 Ashman Avenue
Long Lawford
RUGBY
CV23 9AG**

£175,000



- **TWO BEDROOM**
- **KITCHEN/DINER**
- **MID TERRACE**
- **VILLAGE LOCATION**

- **FORMER THREE BEDROOM**
- **NO ONWARD CHAIN**
- **IDEAL INVESTMENT/FTB PURCHASE**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A former three bedroom terrace home in need of some cosmetic refurbishment and considered an ideal opportunity for investors or first time buyers. In brief, the accommodation comprises; entrance hall with stairs rising to the first floor, lounge , conservatory and kitchen/diner. To the first floor are two well proportioned bedrooms and a family bathroom. The property benefits from gas fired central heating to radiators and double glazing throughout. Long Lawford is ideally located for access to Rugby, Coventry, and Leamington Spa. The property is in close vicinity to highly regarded schooling, and local amenities including convenience stores, public houses and a church. The property is also well located for all major road links and close to Rugby town centre, retail parks and Rugby Railway Station which operates mainline services to London Euston in just 48 minutes.

Accommodation Comprises

Entry via upvc glazed door with side window into:

Porch

Further hardwood door into:

Entrance Hall

Stairs rising to first floor. Radiator. Part glazed hardwood doors to lounge and kitchen.

Lounge

15'9" x 10'6" (4.81m x 3.21m)

Window to front. Radiator. Electric fire. Patio doors to conservatory.

Conservatory

10'6" x 8'2" (3.21m x 2.50m)

Glazed windows to side. Glazed doors opening to rear garden.

Kitchen / Diner

15'9" x 9'10" (4.81m x 3.01m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Freestanding gas cooker with hob. Space and plumbing for a dishwasher. Space for a fridge/freezer. Tumble dryer. Radiator. Double doors to storage cupboard. Window to front. Window to rear. Door to rear garden.

First Floor Landing

Radiator. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

15'9" x 10'5" (4.81m x 3.20m)

Window to front. Window to rear. Radiator.

Bedroom Two

10'9" x 9'10" (3.28m x 3.01m)

Window to front. Radiator. Built in wardrobe with sliding doors. Cupboard housing wall mounted boiler.

Shower Room

With suite to comprise; double shower cubicle with mixer shower, low level w.c. and pedestal wash hand basin.

Front Garden

Gated pathway to entrance with flower beds to each side. Fencing and brick wall to boundaries.

Rear Garden

Patio area. Borders to side. Area laid to lawn. Fish pond. Two sheds. Greenhouse. Timber fencing to boundaries.

Agents Note

Local Authority: Rugby

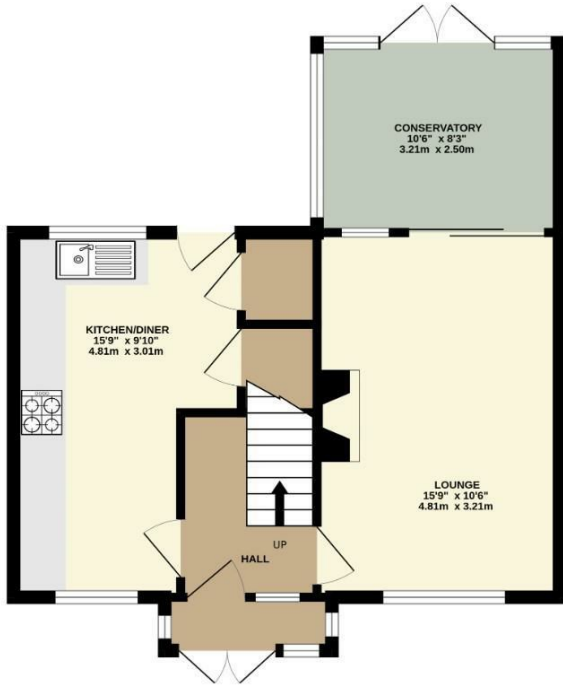
Council Tax Band: B

Energy Efficiency Rating: D

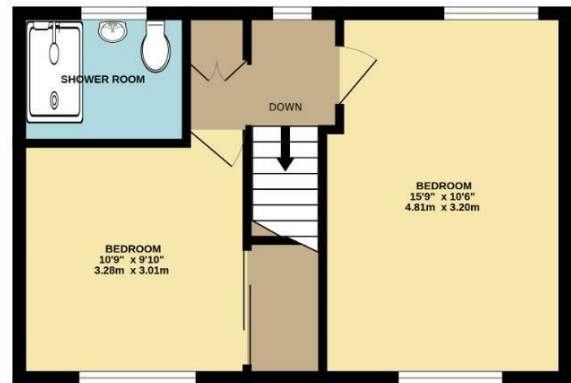




GROUND FLOOR

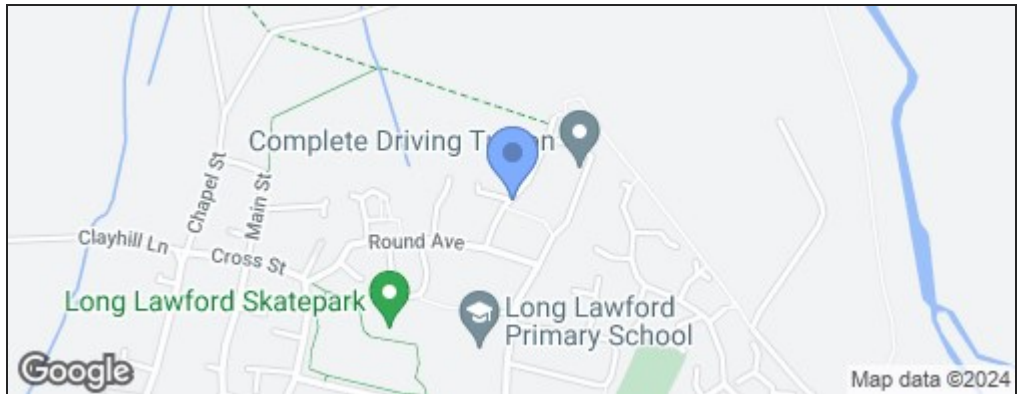


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		67	
(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		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.