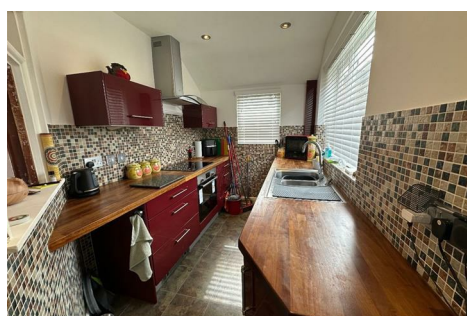


**87 Lawford Road
Town Centre
RUGBY
CV21 2EE**

Guide Price £240,000



- **THREE BEDROOM SEMI DETACHED**
- **SHOWER ROOM**
- **SINGLE GARAGE**

- **DOUBLE GLAZING**
- **FITTED KITCHEN**
- **ENERGY EFFICIENCY RATING E**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached home located within walking distance of Rugby town centre. In brief the accommodation comprises, fitted kitchen, spacious lounge/dining room, three first floor bedrooms and a shower room. Externally there is a low maintenance rear garden, with off road parking and a single detached garage to the front of the property. The property additionally benefits from upvc double glazing.

Conveniently situated for access to Rugby railway station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School

Accommodation Comprises

Entry via upvc side entrance door with obscure glazed panel into entrance area which continues through to the kitchen. Door to:

Lounge / Dining Room

27'6" x 15'1" (8.39m x 4.60m)

Upvc sliding patio door to the front. Window to side. Stairs rising to first floor. Wall lights. Gas point.

Dining Area

Wall lights. Sliding patio door to rear.

Kitchen

10'1" x 6'8" (3.08m x 2.04m)

Fitted with a range of base and wall mounted units with timber work surfaces. One and a quarter bowl stainless steel sink with mixer tap over. Built in oven and hob with extractor hood over. Built in washing machine. Built in fridge. Tiled splash backs. Low energy downlighters. Double glazed window to rear. Double glazed window to side.

First Floor Landing

Airing cupboard housing hot water tank. Doors off to bedrooms and shower room.

Bedroom One

15'1" x 12'1" (4.60m x 3.70m)

Window to front.

Bedroom Two

9'6" x 7'10" (2.91m x 2.39m)

Window to rear.

Bedroom Three

9'6" x 7'3" (2.91m x 2.21m)

Window to rear.

Shower Room

With suite to comprise; shower cubicle, pedestal wash hand basin and level w.c. Window to side.

Front Garden

Block paved drive surrounded by brick wall. Gravelled area.

Detached Garage

Of brick construction with power and light connected. Window to side.

Rear Garden

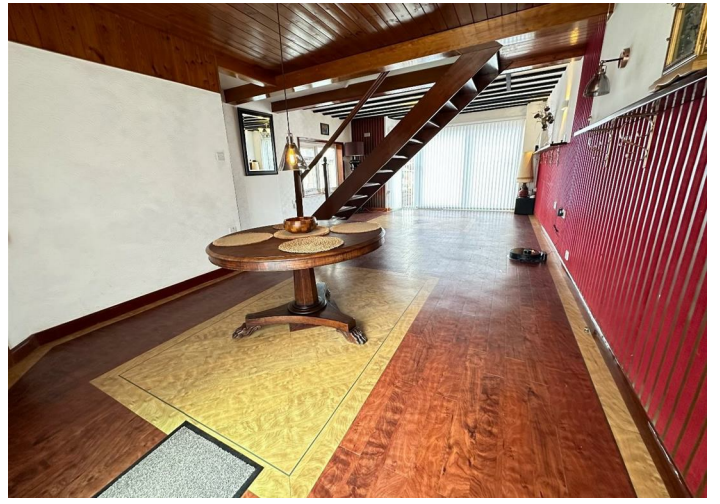
A low maintenance garden with astro turf. Timber fencing to boundary

Agents Note

Local Authority: Rugby

Council Tax Band: B

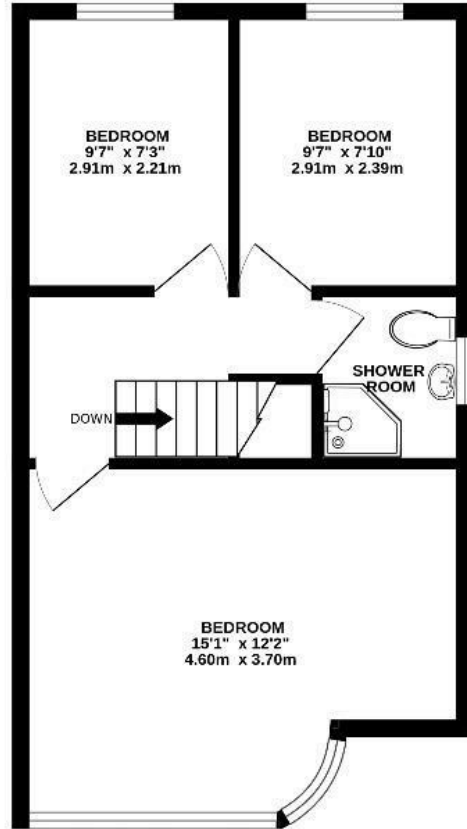
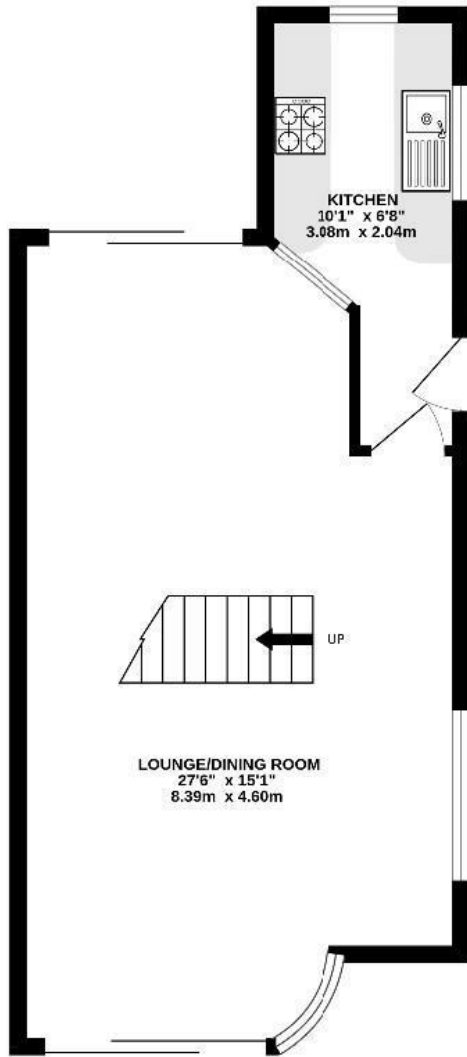
Energy Efficiency Rating: E





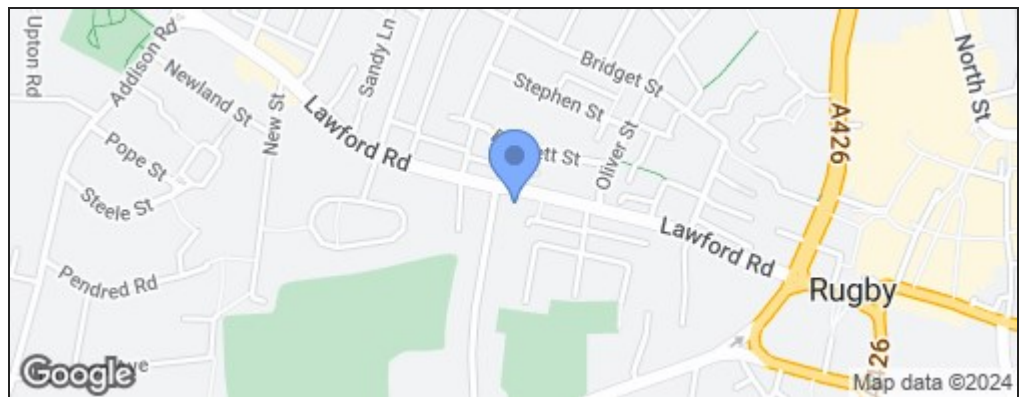
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.
Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.