

**4 Wavebeck Court
Long Lawford
RUGBY
CV23 9SY**

Offers Over £185,000



- **TWO BEDROOM**
- **LOUNGE**
- **ENCLOSED REAR GARDEN**
- **UPVC DOUBLE GLAZING**
- **POPULAR LOCATION**

- **MID TERRACE HOME**
- **FITTED KITCHEN**
- **OFF ROAD PARKING**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom mid terrace home located in the ever popular village of Long Lawford. In brief the accommodation comprises; entrance hall, lounge, kitchen, two bedrooms and a first floor bathroom. Externally there is an enclosed rear garden, and two off road parking spaces. This property additionally benefits from upvc double glazing and gas radiator central heating.

The property is within close vicinity of highly regarded schooling, good 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, Birmingham International, and Birmingham New Street.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hallway

Opening though to lounge. Door to kitchen.

Lounge

12'2" x 16'12" (3.71m x 4.88m)

Window overlooking rear garden. Door opening to rear garden. Stairs rising to first floor. Radiator.

Kitchen

8'0" x 8'5" (2.44m x 2.57m)

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. Electric oven and hob. Space and plumbing for a washing machine. Space for a fridge/freezer. Wall mounted boiler. Window to front.

First Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

12'2" x 12'2" (3.71m x 3.71m)

Window to rear. Radiator. Built in wardrobe with sliding door.

Bedroom Two

5'7" x 13'7" max (1.70m x 4.14m max)

Window to front. Radiator.

Bathroom

6'2" x 9'3" (1.88m x 2.82m)

With suite to comprise; panelled bath with shower and screen, pedestal wash hand basin ,and low level w.c. Airing cupboard. Heated towel rail. Window to front elevation.

Front Garden

Off road parking for one car. Pathway to entrance. (Further parking space to the rear.)

Rear Garden

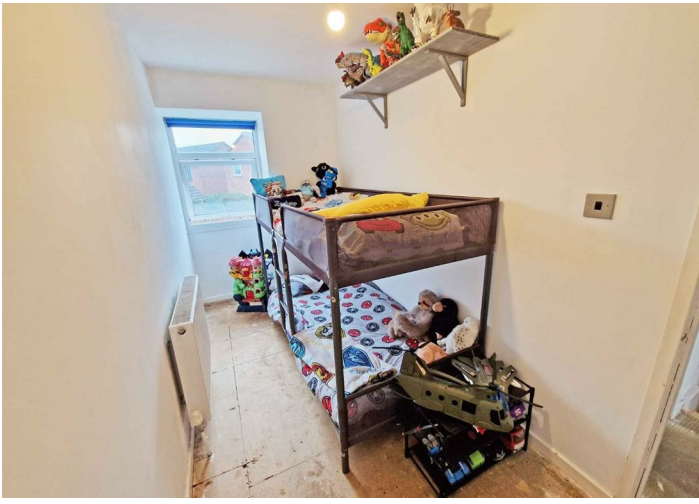
Mainly laid to lawn with decked area. Timber shed. Enclosed by timber fencing. Gated pedestrian side access.

Agents Note

Local Authority: Rugby

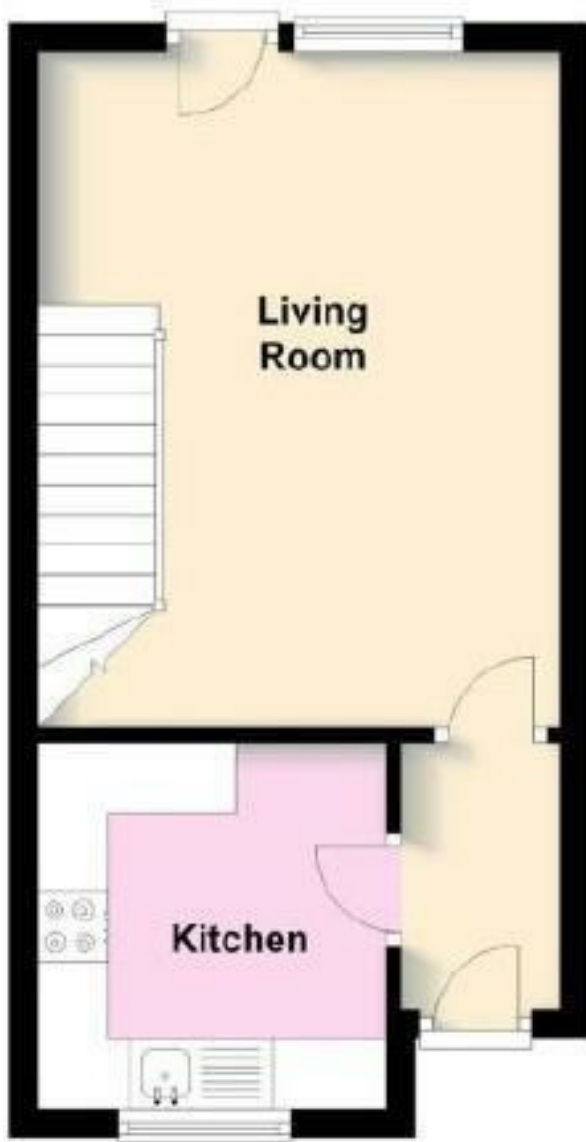
Council Tax Band: B

Energy Efficiency Rating: D

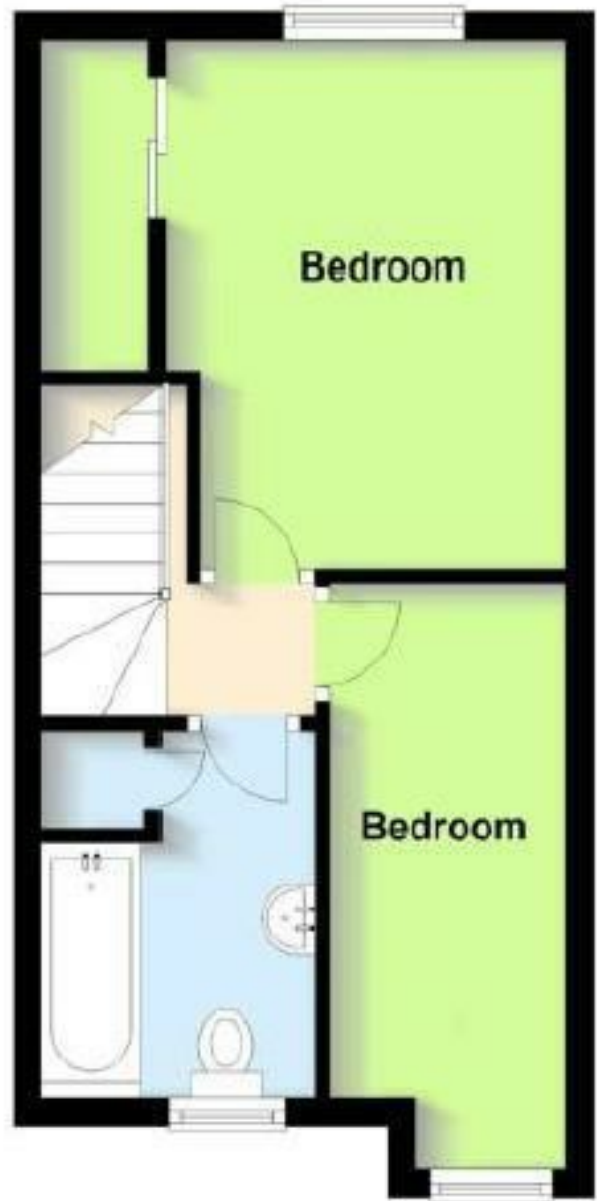




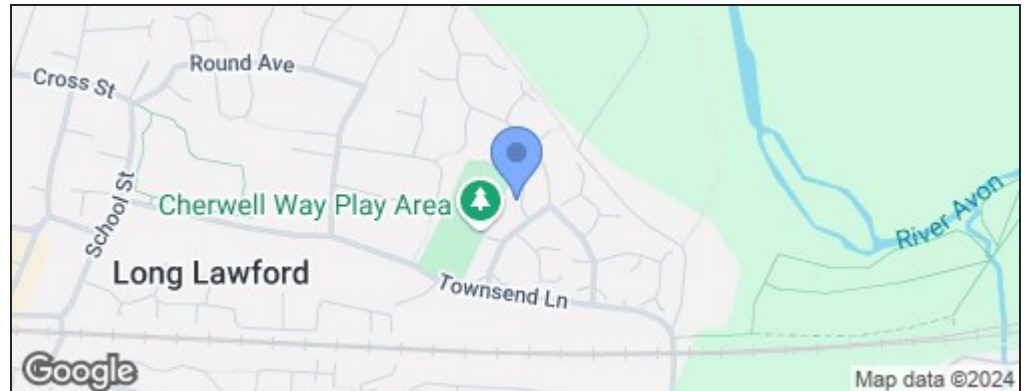
Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.