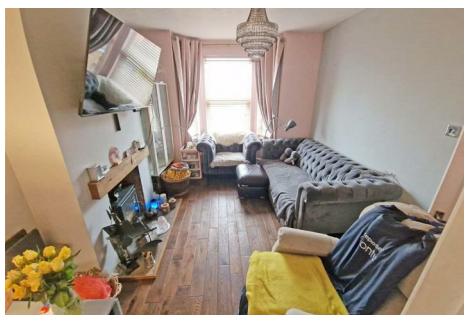


**47 Lawford Road  
Town Centre  
RUGBY  
CV21 2EB**

**£227,500**



- **THREE DOUBLE BEDROOM**
- **SEPERATE RECEPTION ROOMS**
- **REMODELLED GARDEN**
- **NO ONWARD CHAIN**

- **TRADITIONAL MID TERRACE**
- **ATTIC ROOM WITH REMOTE LOFT ACCESS**
- **REFITTED SHOWER ROOM**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three double bedroom, traditional mid terrace home located in the residential area of New Bilton with easy access to amenities. The property has had a refitted shower room and the garden has been remodelled. There is also the addition of an attic room with velux window accessed by remote control with automatic hatch and ladder. In brief the accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, ground floor W.C / utility. To the first floor are three well proportioned bedrooms and shower room. This property additionally benefits from upvc double glazing, gas radiator central heating. Located within easy reach of Rugby town centre and benefitting from excellent transport links to include regular bus routes, the M1/M6 and M45 motorways. It is only a short drive to Rugby Railway station which operates mainline services to Birmingham New Street (38 minutes) and London Euston (48 minutes). Early viewing is highly recommended. No Onward Chain.

### **Accommodation Comprises**

Entry via part glazed front entrance door to:

#### **Entrance Hall**

Stairs rising to first floor. Minton tile floor. Door to:

#### **Lounge**

14'4" x 10'9" max (4.39m x 3.28m max)

Bay window to front. Feature fireplace with multi fuel burner. Hard wood flooring. Radiator. Door to:

#### **Dining Room**

11'10" x 10'11" (3.61m x 3.35m)

Window to rear. Hard wood flooring. Under stairs storage cupboard. Radiator. Door to:

#### **Kitchen**

14'4" x 8'2" (4.39m x 2.49m)

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. Integrated electric oven, hob and extractor. Space for an upright fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Ceramic tile floor. Radiator. Window to side. Part glazed Door to side. Door to:

#### **Ground floor W.C.**

With suite to comprise; low level w.c. and wash hand basin. Ceramic tile floor. Window to rear.

#### **First Floor Landing**

Remote control access to attic room with automatic hatch and ladder. Doors off to:

#### **Bedroom One**

14'7" x 14'2" max (4.45m x 4.34m max)

Bay window to front. Radiator.

#### **Bedroom Two**

11'10" x 8'11" (3.61m x 2.72m)

Window to rear. Radiator.

#### **Bedroom Three**

11'10" x 8'2" (3.61m x 2.49m)

Window to rear. Radiator.

**Shower Room**

Refitted with suite to comprise; Double shower enclosure with mixer shower. low level w.c and wash hand basin set in a vanity unit. Tiled walls and flooring. Opaque window to the side.

**Front Garden**

Low maintenance gravel area with path leading to the front entrance. Hedgerow and brick walls to boundaries.

**Rear Garden**

Remodelled with decking, gravel and paved pathway, new fencing. Timber panel fencing to the boundary. Pedestrian gate to rear.

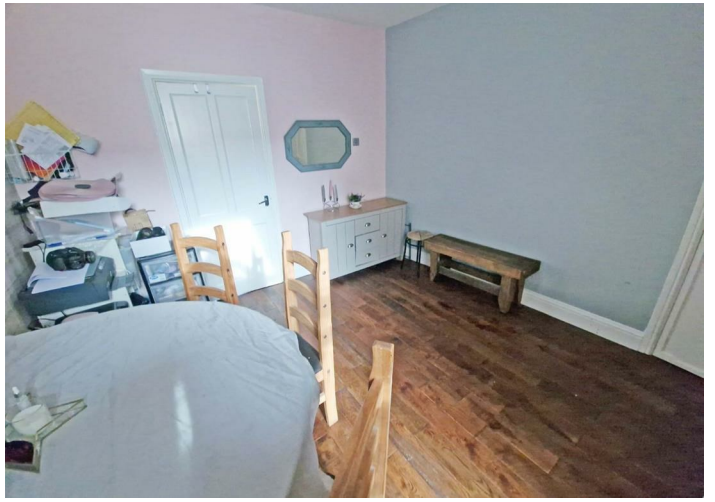
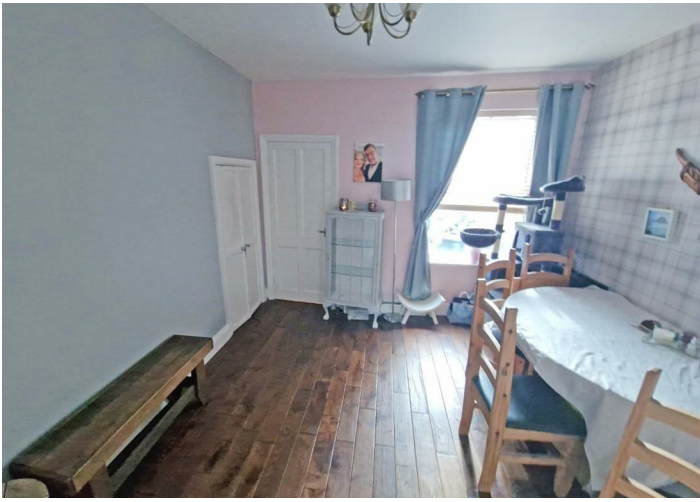
**Agents Note**

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: D

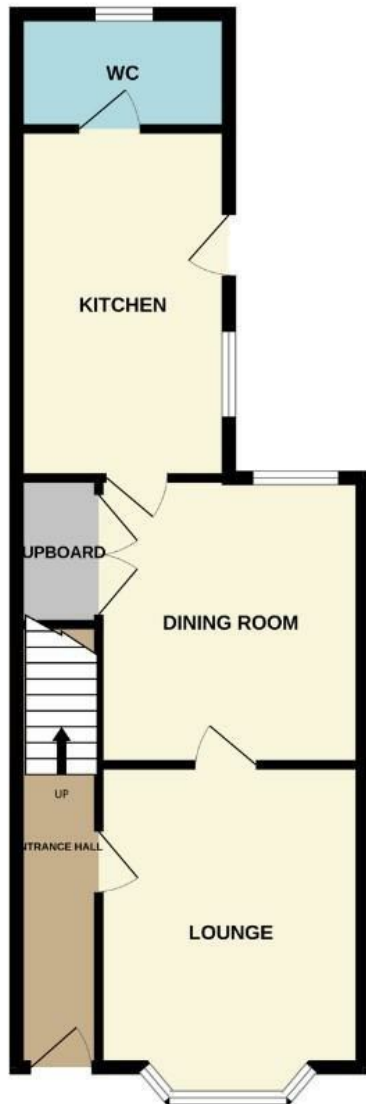








GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



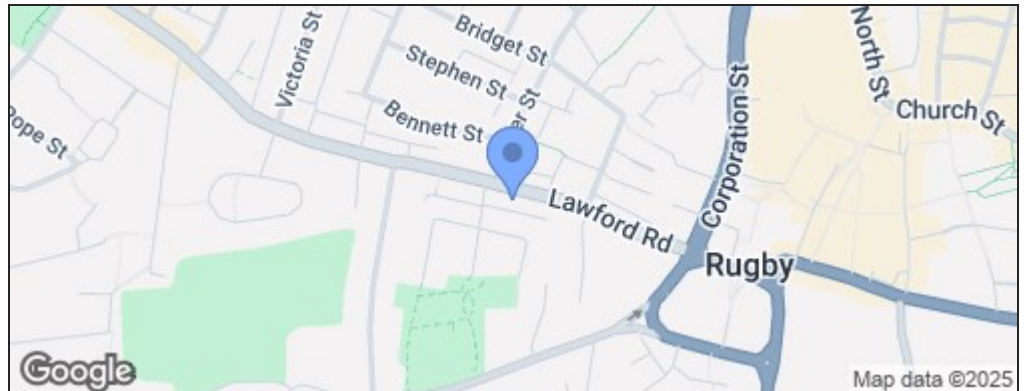
1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.