

**14 Weaver Drive
Long Lawford
RUGBY
CV23 9SR**

£950 PCM



- **TWO BEDROOM**
- **AVAILABLE MID JUNE**
- **LOUNGE/DINING ROOM**
- **OFF ROAD PARKING**

- **SEMI DETACHED**
- **UNFURNISHED**
- **KITCHEN WITH APPLIANCES**
- **ENERGY EFFICIENCY RATING D**

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*** AVAILABLE MID JUNE*** A two bedroom property which is located just off Weaver Drive within a small cluster of four homes. This property has a contemporary kitchen with programmable underfloor heating, double glazing, and ample off road parking to the front. To the rear there is a good sized garden. In brief, to the ground floor, the accommodation comprises; entrance hall, kitchen and a lounge/dining room with patio doors leading to the rear garden. To the first floor there are two good sized bedrooms and a family bathroom. Externally, there is off road parking to the front, and an enclosed garden to the rear with a patio area adjacent to the house. This excellent property is located in the village of Long Lawford and is situated in a popular residential area being close to local shops and well regarded schools. *** UNFURNISHED *** Sorry no pets.

Accommodation Comprises

Entry via part glazed timber door into:

Entrance Hall

Stairs rising to first floor. Radiator. Laminate flooring.

Kitchen

Fitted with a range of base and wall mounted units with contrasting work surfaces with incorporating a sink with mixer tap over and integrated draining board. Built in oven and hob. with extractor over. Space and plumbing for a washing machine. Integrated fridge with freezer compartment. Underfloor heating. Bifolding glazed door to hallway.

Lounge / Dining Room

14'2" x 11'10" (4.32m x 3.63m)

Feature fireplace. Radiator. Laminate flooring. Sliding patio door opening to rear garden. Part glazed door to hallway.

First Floor Landing

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

Bedroom One

11'10" x 8'9" (3.62m x 2.68m)

Window to rear aspect. Radiator.

Bedroom Two

11'10" x 8'5" (3.62m x 2.57m)

Window to front aspect. Radiator. Airing cupboard.

Bathroom

With suite to comprise; shower bath with shower screen and electric shower, pedestal sink unit, and low level w.c. Tiled walls. Radiator. Recessed spotlights.

Front Garden

Driveway providing off road parking. Pathway to entrance.

Rear Garden

Mainly laid to lawn with patio area. Flower and herbaceous borders. Garden shed. Gated pedestrian access.

Agents Note

Deposit: £1096.15

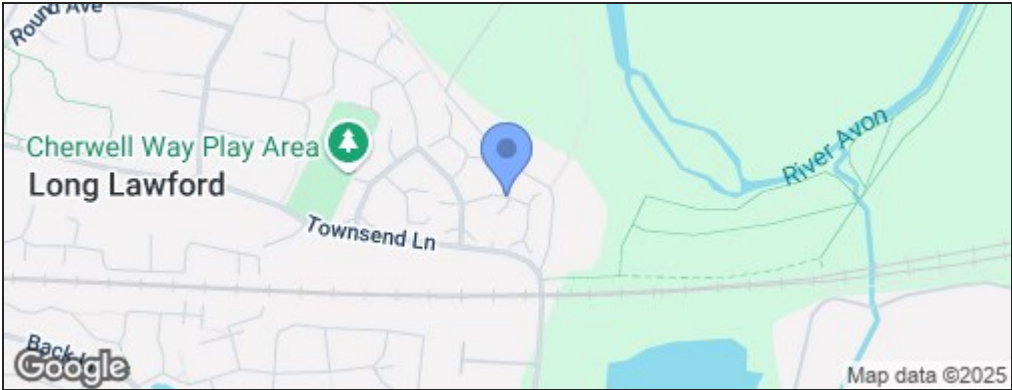
Length Of Tenancy: 6 Months

Local Authority: Rugby
Council Tax Band: B
Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.