

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

£215,000



- **TWO DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **FITTED BATHROOM**
- **IDEAL INVESTMENT / FIRST TIME BUY**
- **MODERN END TERRACE**
- **LOUNGE/DINER**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom modern end terrace property located in the ever popular village of Long Lawford. In brief the accommodation comprises; entrance hall, lounge/diner, fitted kitchen, two double bedrooms and a fitted bathroom. Externally there is off road parking and an enclosed rear garden. This property additionally benefits from, upvc double glazing and gas radiator central heating. The property is in 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 in just under an hour. This property is considered an ideal investment property, or first time purchase.

Accommodation Comprises

Entry via covered entrance. Upvc door with, obscure double glazed panels into:

Entrance Hall

Double glazed window to front. Radiator. Tiled floor. Stairs rising to first floor. Door off to kitchen and lounge/diner.

Lounge / Diner

14'5" x 11'9" (4.40m x 3.60m)

Double glazed sliding patio doors to the rear. Picture rail. Dado rail. Coving to ceiling. Radiator with thermostat control. Television aerial point. Space for a dining table.

Kitchen

9'10" x 6'2" (3.01m x 1.90m)

Fitted with a range of base and eye level units. Roll edge work surface space. Stainless steel sink with mixer tap over. Tiled splash backs. Built in oven and electric hob with extractor hood over. Space for a fridge/freezer. Space and plumbing for a washing machine. Coving to ceiling. Tiled floor. Double glazed window to front.

First Floor Landing

Double glazed window to side. Access to loft space with built in loft ladder. Doors off to bedrooms and bathroom.

Bedroom One

11'9" x 8'10" (3.60m x 2.70m)

Double glazed window to the rear. Radiator. Picture rail.

Bedroom Two

11'9" x 8'6" (3.60m x 2.60m)

Double glazed windows to front and side. Radiator. Airing cupboard housing combination boiler. Coving to ceiling.

Bathroom

With suite to comprise; panelled bath with shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Chrome ladder radiator.

Front Garden

Off road parking to front and side. Gated access to rear garden.

Rear Garden

Mainly laid to lawn with patio area. Hardstanding for timber sheds. Enclosed by timber panel fencing.

Agents Note

Local Authority: Rugby

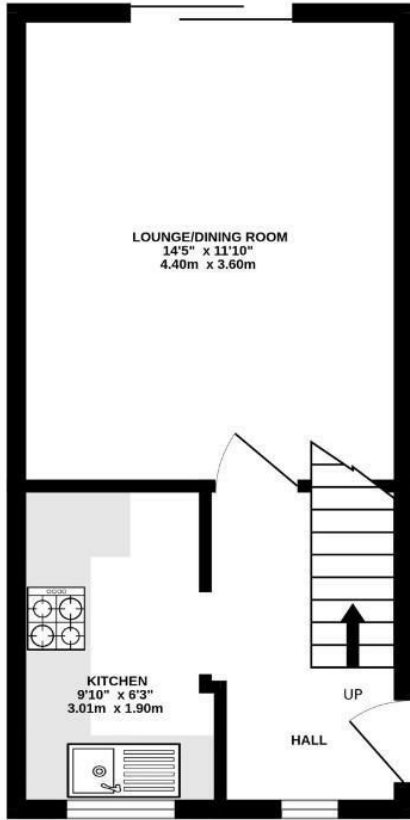
Council Tax Band: B

Energy Efficiency Rating: C

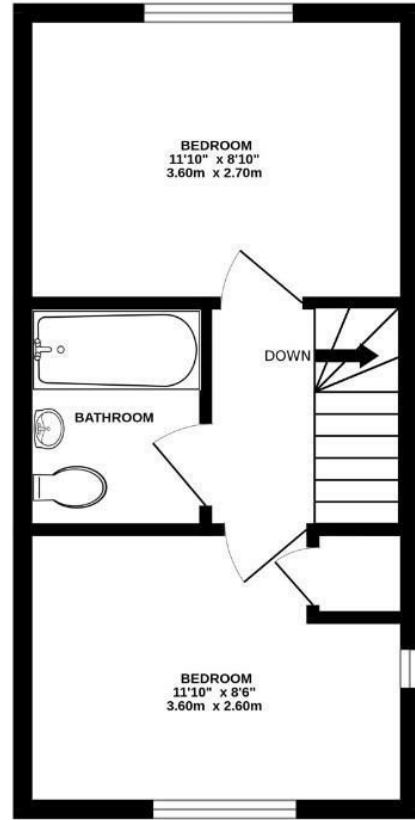




GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.

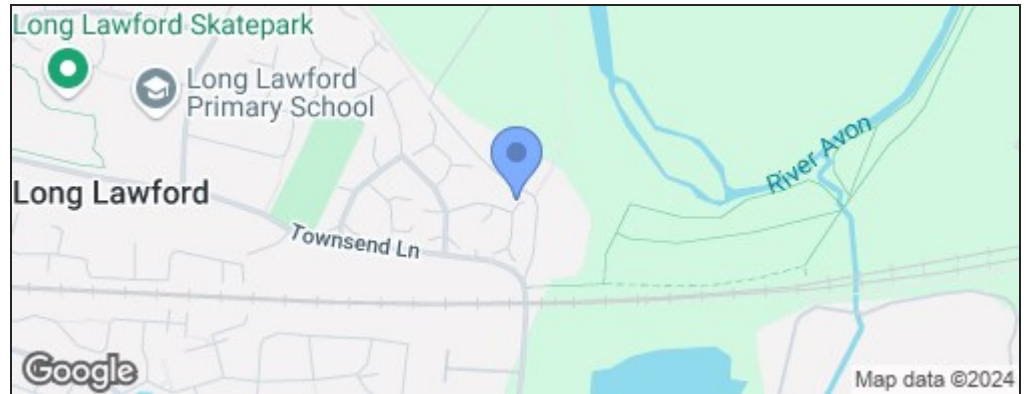


1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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.