



Ashlawn Road, Ashlawn Gardens, Rugby CV22 5PP
£340,000

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LETTINGS AND SALES

Archer Bassett are delighted to bring to the market this brand new home on the exclusive development of Ashlawn Gardens, a brand new development designed with sustainability and community in mind. Ideally located in one of the most desirable areas in Rugby with outstanding schools close to the development and offering a host of walk and cycle routes. If you are looking to commute you will find the development perfectly placed with travel links by both road and rail connecting you to the West Midlands and beyond. Rugby Train Station offers direct trains to London in less than an hour and Birmingham in 40 minutes.

The Moresby is an elegant three bedroom home with contemporary features, ideal for modern living. On the ground floor you'll find a spacious kitchen/dining area with French doors leading to the garden, and a lounge room.

On the first floor, you will find the spacious main bedroom with an en suite shower room, a further double bedroom, a single bedroom - that could be transformed to your home office, and finally a three piece family bathroom.

Lounge

15'5" x 10'6" (4.70m x 3.20m)

With access from the hallway the lounge area has two double glazed windows.

Kitchen/dining

15'5" x 8'8" (4.70m x 2.64m)

Kitchen comprises a fitted oven and hob, allocated space for a washing machine and fridge freezer, stainless steel sink with a double glazed window above looking over the garden. Rear access though French doors into the garden.

Hall

Hall way entrance, with access to stairs arising to the the first floor landing as well as access to kitchen/dining room, W.C. lounge, and storage.

Ground floor W.C

5'5" x 3'2" (1.65m x 0.97m)

Consists of low flush W.C. and hand basin.

Landing

Provides access to all bedrooms and landing storage.

Bedroom 1

10'5" x 10'8" (3.18m x 3.25m)

Benefits include double glazed window and En-Suite.

En-Suite

4'6" x 7'6" (1.37m x 2.29m)

Located through the first bedroom. Consisting of walk in shower, W.C and hand basin, with one double glazed window

Bedroom 2

8'7" x 11'9" (2.62m x 3.58m)

Double bedroom with double glazed window.

Bedroom 3/Study

6'4" x 8'8" (1.93m x 2.64m)

Single room or study size with one double glazed window.

Bathroom

5'5" x 6'9" (1.65m x 2.06m)

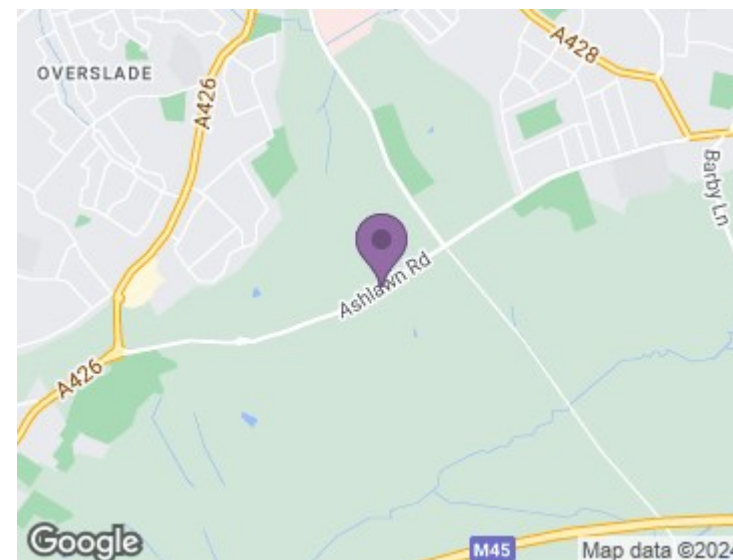
Consists on a bath with shower over the bath, hand basin, W.C and one double gazed window

Garden

Garden to the rear.

Viewing

Contact the agent Archer Bassett on 01788 553939



DISCLAIMER

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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