



**Connells**

Holbrook Road  
Long Lawford Rugby



## Property Description

**\*\*\*INVESTMENT OPPORTUNITY\*\*\***  
situated in the popular village of Long Lawford which is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, convenience store, hairdressers, chip shop, public houses and the highly regarded Long Lawford Primary School.

Long Lawford is just a short drive to Rugby town centre and all of its amenities, schooling for all ages and Rugby's award winning Caldecott Park. The location further benefits from excellent travel links including Rugby railway station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6.

The property comprises of lounge/diner, kitchen, two double bedrooms, en suite, WC, and enclosed private rear garden.

## Entrance Porch

Tiled floor.

## Lounge

14' 5" max x 15' 8" max ( 4.39m max x 4.78m max )

Carpeted flooring with window to front.

## Kitchen

7' 11" max x 11' 3" max ( 2.41m max x 3.43m max )

Tiled flooring. Wall and base units, with space for oven, fridge freezer and washing machine. Breakfast bar.

## Bedroom 1

8' 6" max x 9' 11" max ( 2.59m max x 3.02m max )

Carpeted flooring. Window to rear.

## En Suite

Window to rear. Bath, W/C, basin.

## Bedroom 2

11' 6" max x 8' 5" max ( 3.51m max x 2.57m max )

Carpeted flooring. Window to rear.

## Bathroom

W/C, shower and basin.

## Rear Garden

Enclosed garden with artificial lawn.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01788 579880**  
**E Rugby@connells.co.uk**

25 Regent Street  
RUGBY CV21 2PE

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY105913](https://www.connells.co.uk/Property/RBY105913)**



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