



Connells

Elizabeth Way
Long Lawford Rugby



Property Description

INVESTMENT & FIRST TIME BUYER 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 briefly of entrance porch, dining area, kitchen, lounge, three bedrooms, family bathroom and enclosed low maintenance rear garden. The property also benefits from a split garage with home office as well as off road parking. NO ONWARD CHAIN. Viewing highly recommended.

Approach

Driveway to open canopy porch with front door leading into;

Dining Area

12' 10" x 10' 5" (3.91m x 3.17m)

Having staircase rising to first floor and understairs storage cupboard.

Kitchen

7' 5" x 16' 8" (2.26m x 5.08m)

Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include oven and four ring gas hob with cooker hood over. Window to front and pantry cupboard as well as space and plumbing for washing machine, tumble dryer and fridge freezer.

Split Garage

11' 6" x 7' 11" (3.51m x 2.41m)

Light, power and up and over door.

Home Office

5' 3" x 7' 8" (1.60m x 2.34m)

Split garage with home office space.

Lounge

12' 3" x 18' 1" (3.73m x 5.51m)

Feature fireplace with gas fire, window to rear and sliding door providing access to rear garden.

Landing

Staircase rising from dining area.

Master Bedroom

10' 9" x 9' 7" (3.28m x 2.92m)

Window to rear, storage cupboard.

Bedroom Two

9' 7" x 7' (2.92m x 2.13m)

Window to rear, loft hatch providing access to loft space.

Bedroom Three

8' 7" x 8' (2.62m x 2.44m)

Window to front, eaves storage.

Family Bathroom

Fitted with low-level WC, pedestal wash handbasin and bath with shower over. Storage cupboard housing Glow Worm boiler, window to front and heated towel rail.

Rear Garden

Enclosed low maintenance rear garden laid to patio with rear access. Garden shed.

Front Of Property

Driveway providing off road parking for multiple vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/RBY106434

Tenure: Freehold



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