



EDWARD KNIGHT
ESTATE AGENTS

11 ROUND AVENUE, LONG LAWFORD, RUGBY, CV23 9AF

£220,000





PROPERTY SUMMARY

We are delighted to present this recently renovated three-bedroom mid-terraced home, offered with no onward chain, located in the highly sought-after area of Long Lawford, Rugby. The property is ideally situated within easy reach of local amenities, parks, and well-regarded schools, making it a fantastic choice for families and professionals alike.

The ground floor accommodation comprises a spacious entrance porch leading into a hallway. From here, you enter a generous open-plan living and dining room, which benefits from underfloor heating and a stylish media wall, creating a modern and comfortable space for relaxation and entertaining. The recently refitted kitchen has been finished to a high standard and includes a range of built-in appliances.

To the first floor, the property offers three well-proportioned bedrooms and a contemporary refitted family bathroom. Each room has been thoughtfully updated, providing practical and versatile living space.

Externally, the home features a good-sized rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining or family activities. To the front, there is a paved area with on-street parking available.

Viewing is highly recommended to appreciate everything that this family home has to offer.

LOCATION

Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played



for the very first time.

The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.

GROUND FLOOR

ENTRANCE PORCH

7' 7" x 7' 1" (2.31m x 2.16m)

HALL

4' 5" x 3' 2" (1.35m x 0.97m)

LIVING/DINING ROOM

11' 3" x 19' 7" (3.43m x 5.97m)

KITCHEN

11' 0" x 15' 1" (3.35m x 4.6m)

FIRST FLOOR

MASTER BEDROOM

10' 3" x 11' 5" (3.12m x 3.48m)



BEDROOM TWO

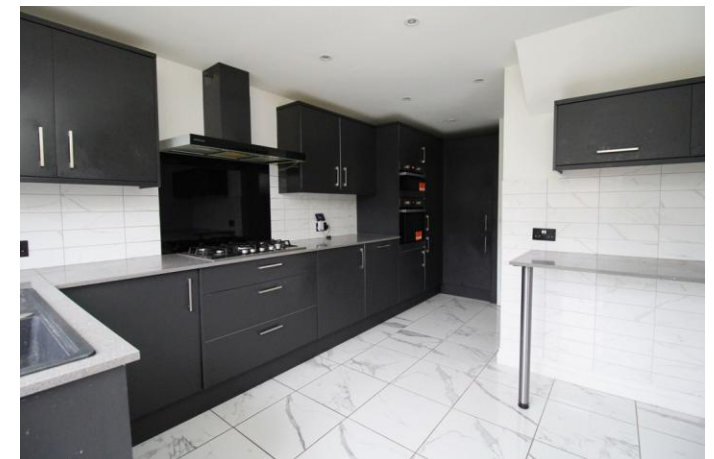
13' 8" x 9' 0" (4.17m x 2.74m)

BEDROOM THREE

10' 9" x 6' 1" (3.28m x 1.85m)

FAMILY BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m)

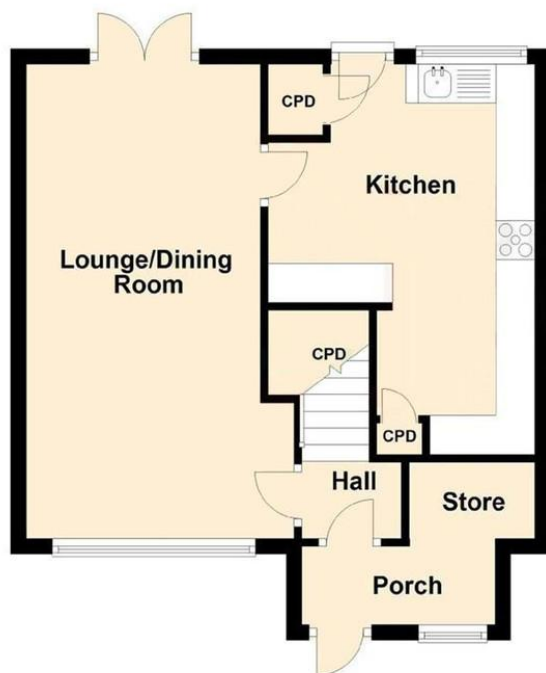




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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		