Connells

Lauderdale Close
Long Lawford Rugby

Lauderdale Close
Long Lawford Rugby CV23 9ST

for sale offers over
£210,000

Property Description

CALLING ALL FIRST TIME BUYERS

Connells are pleased to bring to market the opportunity to own this delightful two bedroom home on Lauderdale Close in Long Lawford, Rugby. In brief, this property comprises of; entrance, generous lounge, kitchen, two bedrooms and a family bathroom. Externally, there is a lovely well maintained rear garden, and allocated parking to the rear for approximately two vehicles. This property also benefits from no onward chain.

Long Lawford 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, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Entrance

Welcoming entrance hall from the main front door.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including; oven with four ring electric hob & extractor fan, fridge freezer, microwave, washing machine and a sink. Window to the front aspect.

Lounge

Spacious lounge with stairs rising to the first floor and double doors leading to the rear garden.

Bedroom One

Featuring a built in wardrobe with sliding doors and window to the rear aspect.

Bedroom Two

Featuring space for a wardrobe and window to the front aspect.

Bathroom

With a built in bath and shower over, low level WC, wash hand basin, heated towel rail, and a built in cupboard holding the water tank.

Rear Of Property

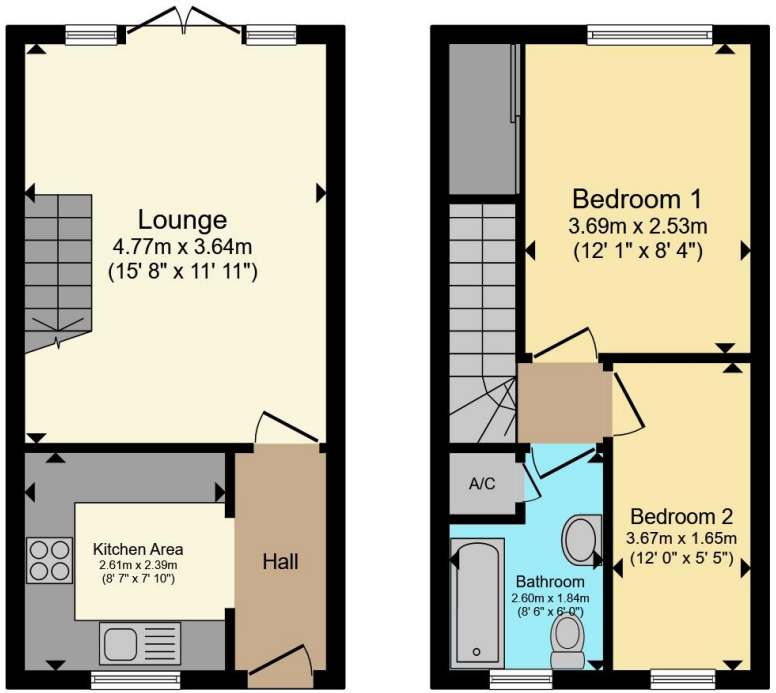
A good size rear garden laid to lawn with decking and patio area.

Parking

This property comes with allocated off road parking for approximately two vehicles.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 53.6 m² (577 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: D

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108119

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.