



Connells

Lawford Road
Rugby



Property Description

CALLING ALL FIRST TIME BUYERS

Connells are pleased to bring to market the opportunity to acquire this superb and well-kept, two bedroom home situated in a highly sought after location on Lawford Road in Rugby. Lawford Road in brief comprises of; spacious lounge, dining room, kitchen, lower floor cellar/versatile reception room, two generous bedrooms and shower room. Externally, there is a low maintenance rear garden, and on street parking available to the rear.

Lawford Road is conveniently located in a highly sought after area, within walking distance of Rugby Town centre. The area is well served by a wide range of local shops and amenities, well regarded schooling, and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorways, and nearby Rugby train station, which operates mainline services to London Euston in approximately 48 minutes.



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

Entrance

Entrance hall with stairs rising to the first floor landing.

Lounge/Dining Room

An open lounge/dining room with a gas fireplace, door leading to the cellar, and windows to the front and rear aspect

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven with electric hob & extractor fan, fridge freezer and sink & drain. There is additional space for a dish washer and washing machine. Windows to the side and rear aspect plus door leading to the rear garden.

Landing

First floor landing with a built in storage cupboard and loft hatch providing loft access.

Bedroom One

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

Bedroom Two

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

Shower Room

With double walk in shower, low level WC, wash hand basin, heated towel rail and frosted window to the rear aspect.

Rear Garden

A low maintenance rear garden with patio and rear accessibility.

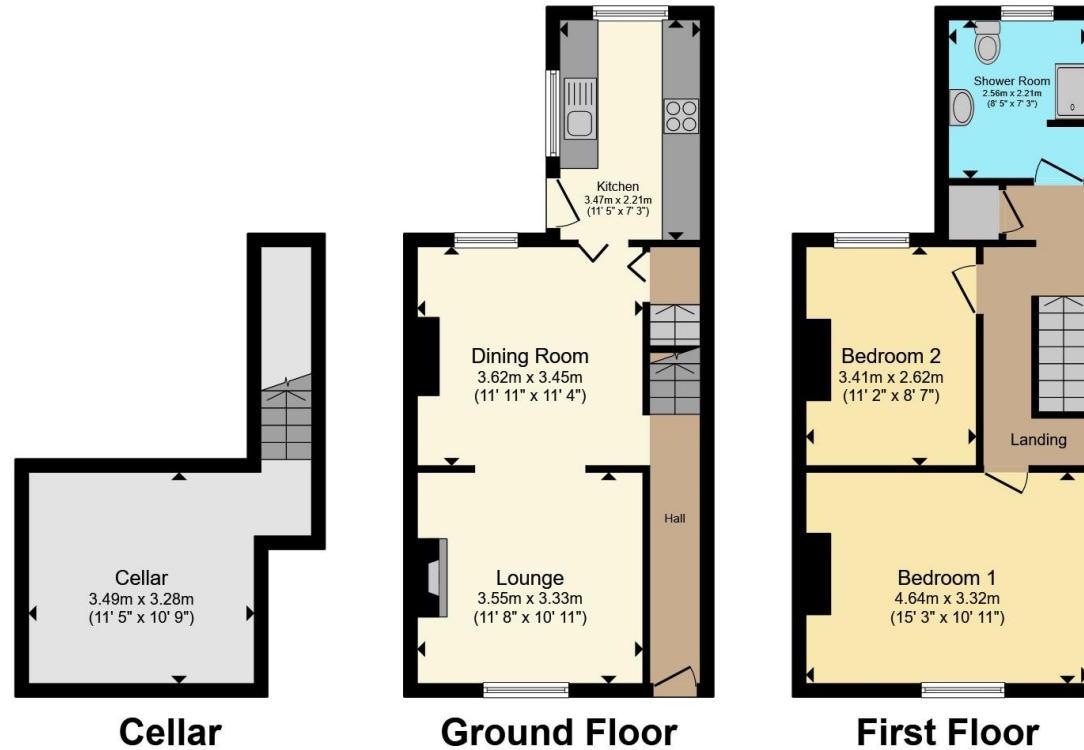
Parking

Please note this property does not come with allocated parking, but there is a spaces available to the rear on a first come first serve basis.









Total floor area 92.6 m² (997 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



To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107891



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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