



Connells

Elizabeth Way
Long Lawford Rugby



Property Description

CHAIN FREE PROPERTY NOT TO BE MISSED

Connells are pleased to market this superb opportunity to improve an impressive four bedroom end of terraced property in the heart of Long Lawford, Rugby on Elizabeth Way. This property in brief comprises of; entrance porch/hall, lounge, kitchen, dining room, extended conservatory, four generous bedrooms, and an upstairs shower room. Externally, there is a low maintenance rear garden, allocated off road parking, plus a single detached garage.

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.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

A welcoming porch providing front access leading onto the entrance hall.

Lounge

Spacious living room with a gas fireplace, sliding doors leading to the conservatory and window to the front aspect.

Kitchen

Featuring a range of wall and mount base units, integrated oven with electric hob and extractor fan, plus a dish washer. There is also additional space for a fridge freezer,.

Dining Room

Dining room off the kitchen featuring an electric fireplace and access to the conservatory.

Conservatory

Rear conservatory making a useful additional reception space, which provides access to the rear garden. This room holds space for a washing machine and tumble dryer.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

Featuring a built in wardrobe with sliding doors, built in storage cupboard and window to the front aspect.

Bedroom Two

Featuring wardrobe and window to the front aspect.

Bedroom Three

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

Bedroom Four

Featuring space for a wardrobe, built in storage cupboard with shelving, and window to the rear aspect.

Shower Room

First floor shower room with a walk in shower, low level WC, sink, and frosted window to the rear aspect.

Rear Garden

A low maintenance rear garden with a pond, storage shed, greenhouses and side accessibility.

Garage

Single detached garage to the side of the property, with an up and over door plus light and power.

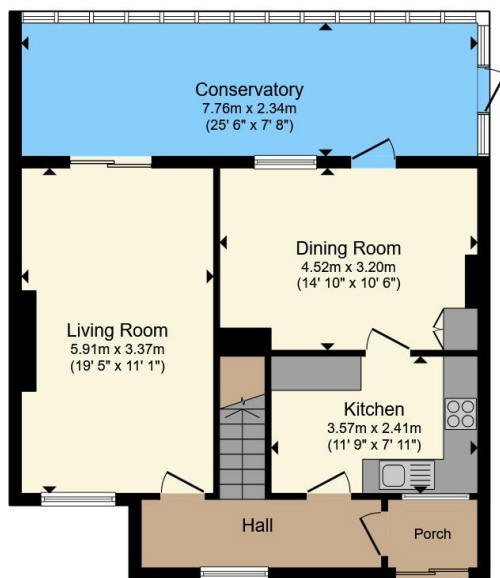
Parking

This property comes with allocated off road parking to the front.

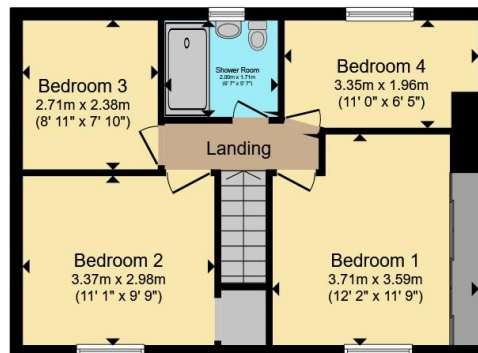




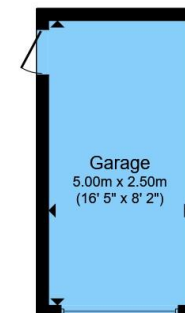




Ground Floor



First Floor



Garage

Total floor area 131.7 m² (1,418 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107847



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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Property Ref: RBY107847 - 0005