



Ellis Brooke



36 Lawford Road

, Rugby, CV21 2DY

Guide price £130,000



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Public Notice

We are acting in the sale of the above property and have received an offer of £122,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Summary

Offered to the market with no onward chain, this two bedroom mid terrace home is in need of full modernisation and offers an excellent opportunity for investors or buyers looking for a project. Conveniently located within walking distance of Rugby town centre, the accommodation comprises a lounge/diner, kitchen, two bedrooms, upstairs bathroom and a small rear garden.

Location

Within walking distance of Rugby town centre and just a short drive from Rugby train station, the property is ideally placed for commuters and anyone wanting easy access to shops, cafés and everyday amenities.

Entry

3'2" x 3'5" (0.97m x 1.04m)

Lounge/Diner

20' x 12'4" max (6.10m x 3.76m max)

Window to front and rear elevations. Stairs to

first floor. Laminate flooring. Fire. Radiator. Cupboard housing consumer unit. Door into:

Kitchen

21'4" x 6'9" (6.50m x 2.06m)

With a range of base and eye level units and roll top work surfaces. Built in sink with tap. Space and plumbing for washing machine. Space for cooker. Window to side elevation. Wall mounted boiler. Tiled splashbacks. Tiled floor.

Landing

Door to further accommodation

Bedroom One

9'2" x 9'1" + recess (2.79m x 2.77m + recess)

Window. Radiator.

Bedroom Two

10'8" x 6' (3.25m x 1.83m)

Window. Radiator.

Bathroom

5'9" x 7'3" (1.75m x 2.21m)

Single bath. Low flush wc. Wash hand basin. Window.

Yard

Courtyard garden. Gate to rear alleyway and access. Fencing.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an

identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



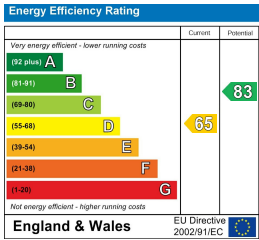
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

