

**61 Round Avenue
Long Lawford
RUGBY
CV23 9AA**

Guide Price £215,000



- **LARGE TWO BEDROOM SEMI DETACHED**
- **FITTED KITCHEN**
- **UTILITY AREA**
- **UPVC DOUBLE GLAZED**
- **NO UPWARD CHAIN**

- **SPACIOUS LOUNGE**
- **STUDY/OFFICE**
- **GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**
- **ENERGY PERFORMANCE RATING: D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A TWO bedroom semi detached home in Long Lawford, offered with No Onward Chain and upgraded with rewiring and a new boiler. The property provides a generous amount of living space, beginning with a spacious lounge and a fitted kitchen, complemented by a large utility area. A further reception room on the ground floor offers flexibility and would work well as an office or study. Upstairs, there is a refitted shower room serving the two bedrooms. The home benefits from gas central heating, upvc double glazing and an enclosed rear garden.

The location is another strong advantage. Long Lawford offers highly regarded schooling, a convenience store, public house and a church, all within easy reach. The property is well placed for major road links and is close to Rugby town centre, retail parks and Rugby Railway Station, which provides mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Upvc double glazed front entrance door into:

Hallway

Stairs rising to first floor. Radiator. Doors off to lounge and kitchen.

Lounge

19'8" x 9'10" (6.0m x 3.0m)

Upvc double glazed window to front aspect. Upvc double glazed window to rear aspect. Two radiators. Door to:

Fitted Kitchen

8'10" x 7'6" (2.7m x 2.3m)

Fitted with a range of high gloss base and eye level units. Stainless steel sink unit with mixer tap over. Space for a cooker. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a fridge/freezer. Wall mounted boiler. Tiled floor. Inset extractor fan. Understairs storage cupboard housing gas and electric meters and consumer unit. Upvc double glazed window to rear aspect. Obscure glazed upvc door to side aspect.

Utility Room

16'4" x 9'3" (5.0m x 2.840m)

Upvc double glazed window to side aspect. Obscure upvc double glazed door to rear aspect. Obscure upvc double glazed door to front aspect. Radiator. Glazed wooden door to:

Office / Study

11'1" x 4'11" (3.40m x 1.5m)

Upvc double glazed window to front aspect. Window to side.

First Floor Landing

Upvc obscure double glazed window to side aspect Doors off to bedrooms and bathroom.

Bedroom One

14'5" x 8'10" (4.40m x 2.70m)

Two upvc double glazed windows to front aspect. Radiator. Two storage cupboards.

Bedroom Two

10'9" x 10'5" (3.30m x 3.20m)

Upvc double glazed window to rear aspect. Radiator.

Refitted Shower Room

White high gloss low level w.c. Wall mounted high gloss wash hand basin with storage beneath. Large shower cubicle with mixer shower and two wall mounted hand rails. Tiled walls. Extractor fan. Upvc obscure double glazed window to rear aspect.

Front Garden

Mainly laid to lawn. Pathway to front entrance door.

Rear Garden

Mainly laid to lawn. Large patio area ideal for al-fresco dining. Two metal sheds. Further shed attached to the property with timber door. Enclosed by timber fencing. Overlooking playing field.

Agents Note

Council Tax Band: B

Energy Efficiency Rating:

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations,

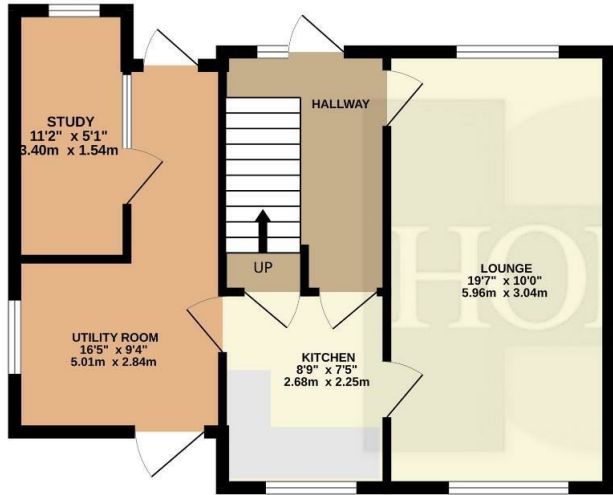
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A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

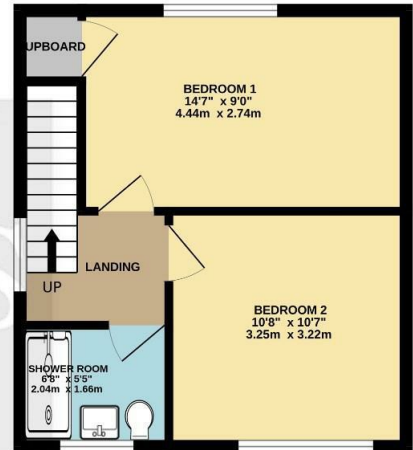




GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

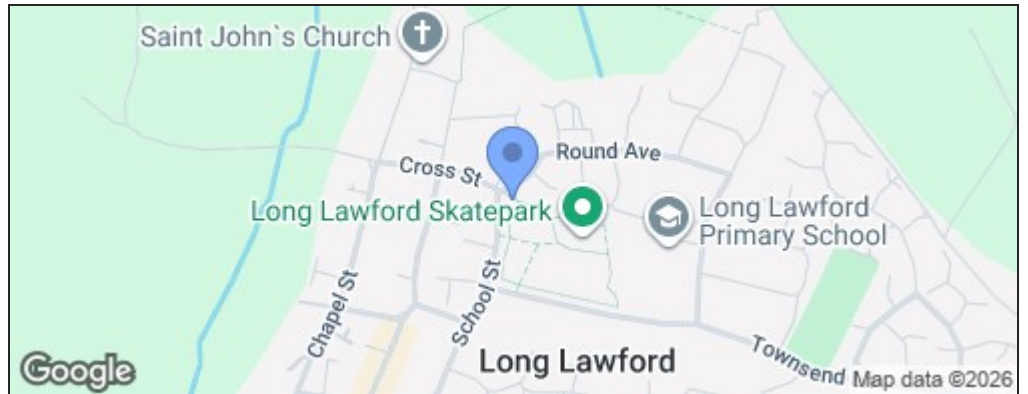


TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.