



**Connells**

Tee Tong Road  
Long Lawford Rugby



### Property Description

\*\*\*THREE STOREY LIVING WITH NO ONWARD CHAIN\*\*\*

Connells are delighted to offer this impressive three bedroom townhouse, nestled within the highly sought after village of Long Lawford on Tee Tong Road. This property in brief comprises of entrance hall, downstairs cloakroom, generous lounge/diner, fitted kitchen, three spacious bedrooms with en suite to master, and family bathroom. Externally, there is a rear garden, allocated off parking to the rear plus a single garage. This property also benefits from gas central heating and is being sold chain free.

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.

## Approach

Gate and small pathway leading to the main entrance door and onto;

## Entrance

Door to the front, radiator doors to:

## Downstairs Cloakroom

Double glazed window to the front, low level w.c, wash hand basin, part tiled walls and radiator.

## Lounge/Diner

Double glazed window and patio doors to the rear, cupboard and two radiators.

## Kitchen

Fitted with a range of wall and base units over with work surfaces and part tiled walls, stainless steel sink and drainer with a one and half bowl. Integrated electric oven, gas hob with a coverhood. Plumbing for a washing machine and space for a fridge freezer, double glazed window to the front, central heating boiler.

## First Floor Landing

Stairs from Hall, airing cupboard and radiator

## Bedroom Two

Double glazed window to the front with fitted wardrobes and radiator.

## Bedroom Three

Double glazed window to the front with fitted wardrobes and radiator

## Bathroom

Double glazed window to the front, bath, w.c, wash hand basin, extractor fan with part tiled walls and a radiator.

## Second Floor

### Bedroom One

Fitted wardrobes also with a walk in wardrobe, carpeted, door to:

### En Suite

Double glazed velux window to the rear, shower cubicle with a pedestal wash hand basin and w.c, extractor fan with radiator, tiled flooring.

### Rear Garden

Enclosed rear garden laid mainly to lawn and enclosed with fencing, gate to the rear giving access to a single garage enblock with additional allocated parking.

### Garage

Single garage to the rear.

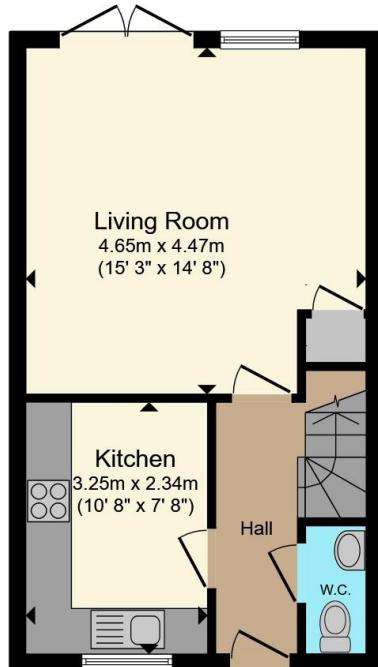
### Parking

This property comes with allocated off road parking to the rear, plus further on street parking to the front (first come first served).

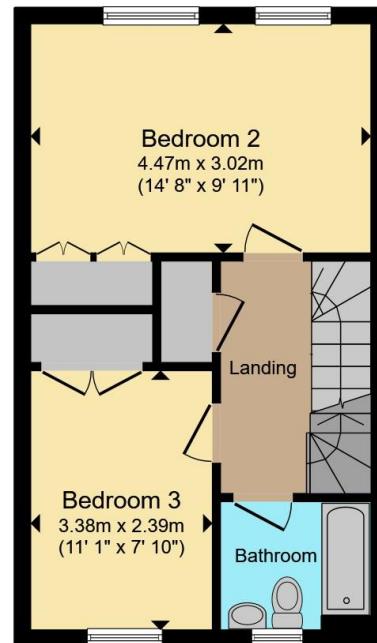




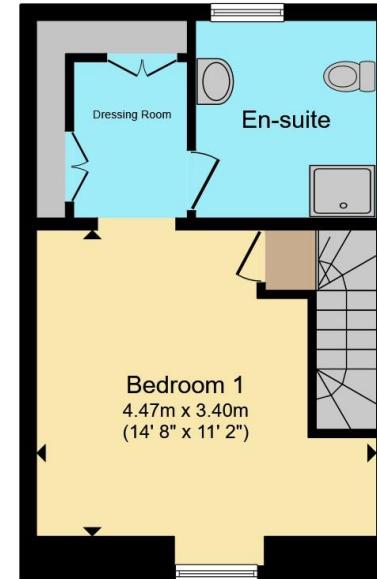




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.4 m<sup>2</sup> (1,113 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E** [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)

25 Regent Street  
RUGBY CV21 2PE

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

view this property online [connells.co.uk/Property/RBY107831](http://connells.co.uk/Property/RBY107831)



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: RBY107831 - 0007