



**Connells**

Anker Drive  
Long Lawford Rugby



### Property Description

\*\*\*VIEWINGS HIGHLY RECOMMENDED\*\*\*

Connells are pleased to bring to market this delightful one bedroom, mid terraced home, situated in a popular village location on Anker Drive, Long Lawford, Rugby. Anker Drive is positioned within a quiet cul de sac, occupying two floors of living accommodation and in brief comprises of; entrance, spacious open plan kitchen/diner and lounge, one generous bedroom, plus an upgraded bathroom. Externally, the property benefits from a private driveway to the front for approximately one vehicle, and a well maintained rear garden.

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.

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

## Front Of Property

To the front of the property you are approached with allocated parking, and the main entrance door leading onto;

## Entrance

A welcoming entrance space with a door leading to;

## Kitchen/Diner/Lounge

A large open plan living space occupying the kitchen/diner and lounge area. The kitchen features a range of wall and mount base units and window to the front aspect. There is an integrated oven with an electric hob and extractor fan, sink & drain, plus additional appliance space for a fridge/freezer, washing machine and tumble dryer. The lounge area features sliding doors which lead onto the rear garden, and the room has the stairs rising to the first floor landing with under stair storage space.

## Bedroom One

Featuring space for a wardrobe, a built in cupboard with the water tank, and window to the front aspect.

## Bathroom

An upgraded bathroom with a built in bath and shower over, low level WC, sink, heated towel rail and frosted window to the front aspect.

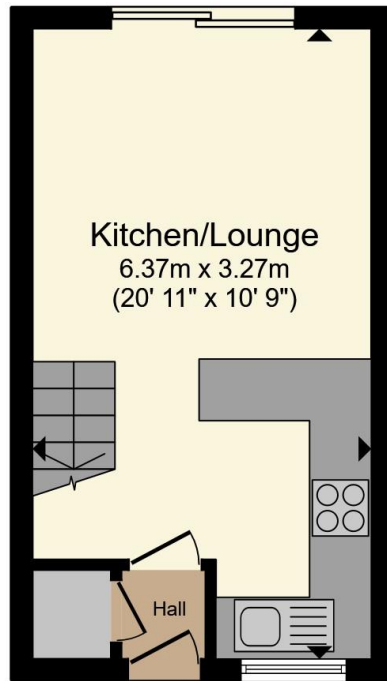
## Rear Of Property

A low maintenance and well maintained rear garden with patio, a seating area, garden shed and rear accessibility.

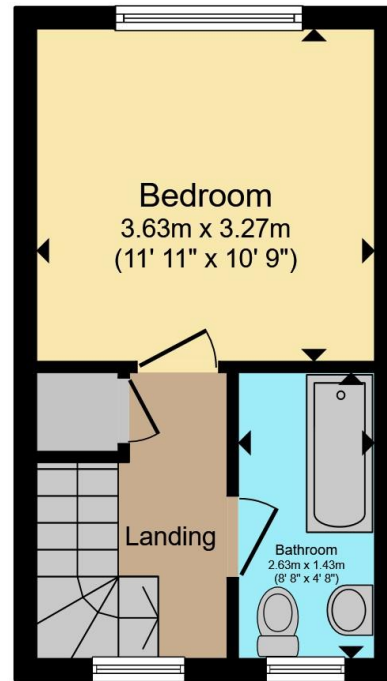








**Ground Floor**



**First Floor**

Total floor area 40.3 m<sup>2</sup> (434 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  
RUGBY CV21 2PE

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY108018](https://www.connells.co.uk/Property/RBY108018)**



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.

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