



22 HOLBROOK ROAD

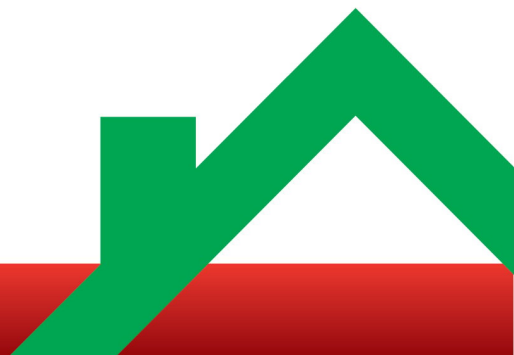
Offers Over £215,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9AJ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached property located in the sought after village of Long Lawford, Rugby. The property is of non-standard Wimpey construction with a tiled roof and benefits from all mains services being connected.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to a lounge with dual aspect windows to the front and rear along with Upvc door giving access to the rear garden. The kitchen has space for a cooker and fridge/freezer and plumbing for appliances. There are two useful storage cupboards and a door to the utility room. The utility room has a door giving access to the side, front and rear of the property.

To the first floor, the landing has doors off to two well proportioned bedrooms with the master bedroom having built in bedroom furniture and bedroom two having useful storage cupboards, one housing the gas fired combination central heating boiler. (There is potential to split the master bedroom to create a third bedroom). Bedrooms are serviced by a part tiled family bathroom fitted with a three piece coloured suite to include a panelled bath with shower over, pedestal wash hand basin and low flush w.c.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, there is gated access to the block paved driveway offering secure off road parking along with a lawned area and side metal pedestrian gate giving access to the rear garden. The front garden is enclosed by boundary fencing and hedging. To the rear, the garden is enclosed by timber fencing and is predominantly laid to lawn with a patio area to the immediate rear and garden sheds at the far end of the garden.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

AGENTS NOTES

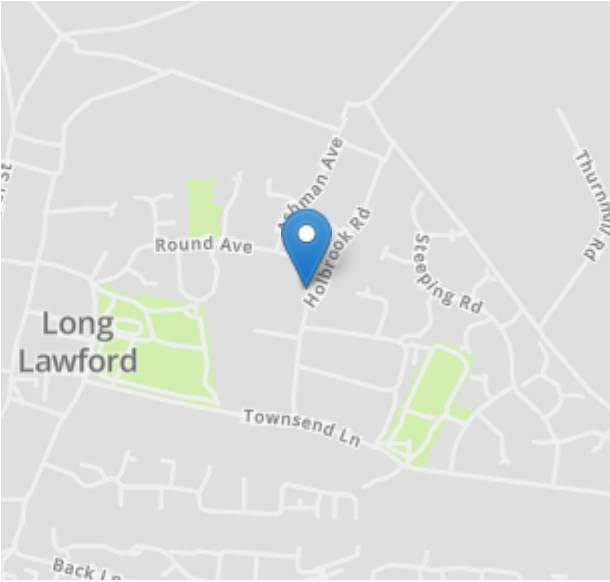
Council Tax Band 'B';
What3Words: ///mainland.digits.outgrown

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Two Bedroom Non-Standard Wimpey Construction Semi Detached Property
- Sought After Village Location
- Lounge with Upvc Door to the Rear Garden
- Kitchen with Separate Utility Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- First Floor Family Bathroom with Coloured Suite
- Early Viewing is Highly Recommended
- No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

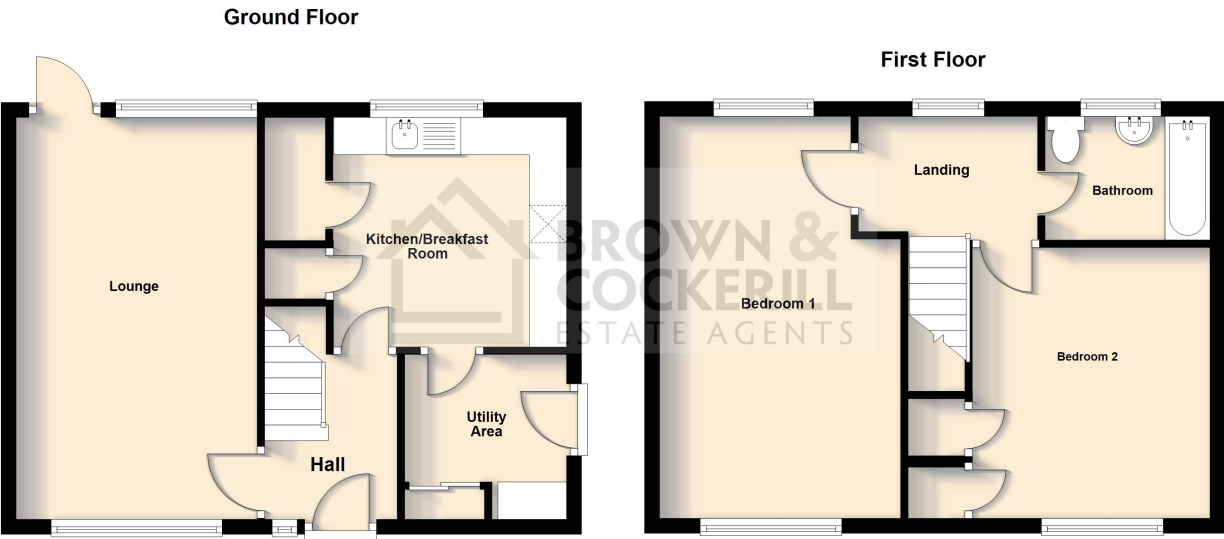
Ground Floor

- Entrance Hall
6' 11" x 5' 10" (2.11m x 1.78m)
- Lounge
15' 11" x 10' 5" (4.85m x 3.17m)
- Kitchen
10' 5" x 8' 10" (3.17m x 2.69m)
- Utility Room
7' 4" x 6' 9" (2.24m x 2.06m)

First Floor

- Landing
6' 10" x 4' 11" (2.08m x 1.50m)
- Bedroom One
15' 11" x 10' 7" (4.85m x 3.23m)
- Bedroom Two
10' 4" x 10' 0" (3.15m x 3.05m)
- Family Bathroom
7' 7" x 5' 5" (2.31m x 1.65m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.