



7 CROSS STREET

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9BQ

Offers Over £225,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is in need of some modernisation and is situated in the sought after village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected,

Long Lawford has a range of local amenities to include public houses, Co-Op supermarket, hot food takeaway outlets, church, recreational park and a well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

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 the lounge/dining room which has a wooden fireplace with inset fire and Upvc door giving access to the rear garden. The kitchen is fitted with eye and base level units and there is space and plumbing for appliances.

To the first floor, the landing gives access to three well proportioned bedrooms which are serviced by the family shower room which is fitted with a corner shower cubicle, vanity unit with inset wash hand basin and low level w.c.

The property benefits from part electric heating and is Upvc double glazed throughout. There is a gas connection to the property.

Externally, the fore garden is laid to lawn with a slabbed driveway providing off road parking and leading to the car port and garage. The rear garden is enclosed by timber fencing to the boundaries and is of a generous size. The garden is predominantly laid to lawn with a pathway, brick built storage and has pedestrian access to the frontage.

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

Gross Internal Area: approx. 74 m² (796 ft²).

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///importers.crashing.restriction

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 Three Bedroom Semi Detached Property in Need of Some Modernisation**
- **Sought After Village Location**
- **Lounge/Dining Room with Wooden Fireplace**
- **Kitchen with Space for Appliances**
- **First Floor Family Shower Room**
- **Part Electric Heating and UPVC Double Glazing Throughout**
- **Large Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		75
A		
(81-91)		
B		
(69-80)		
C	47	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" x 6' 5" (4.57m x 1.96m)

Lounge/Dining Room

23' 6" x 10' 0" (7.16m x 3.05m) reducing to 23' 6" x 7' 10" (7.16m x 2.39m)

Kitchen

8' 5" x 8' 4" (2.57m x 2.54m)

First Floor

Bedroom One

12' 7" x 10' 0" (3.84m x 3.05m)

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

Family Shower Room

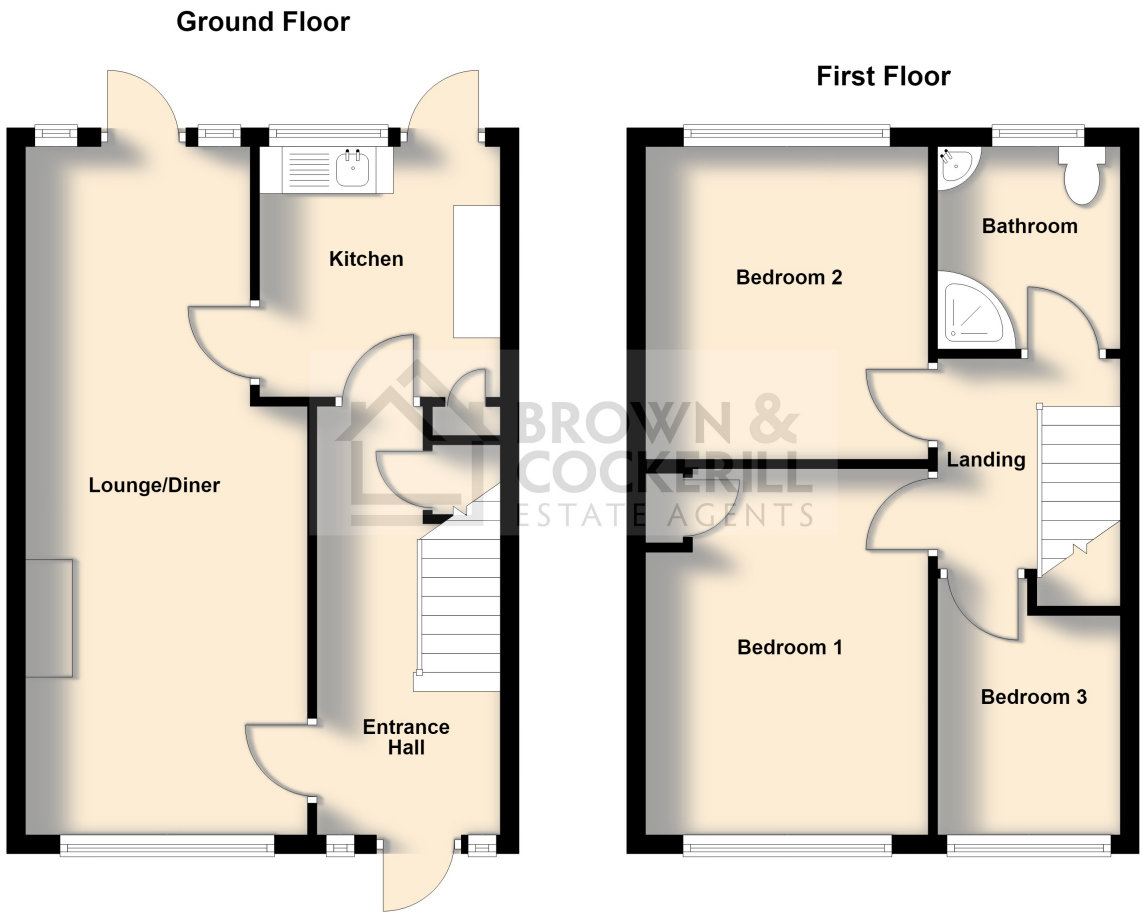
6' 6" x 5' 6" (1.98m x 1.68m)

Externally

Garage

16' 2" x 8' 3" (4.93m x 2.51m)

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.