BROWN & COCKERILL
ESTATE AGENTS

77 LAWFORD LANE

Offers Over £235,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7JS

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom end of terraced property situated in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

There are a comprehensive range of amenities available within the immediate area to include a parade of local shops and stores, public houses, churches of several denominations and excellent schooling for all ages.

The property is conveniently situated for commuter access to the Midland motorway and road networks with Rugby railway station operating a regular intercity mainline service to Birmingham New Street and London Euston within the 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 has doors off to the lounge with feature open fireplace and patio doors giving direct access onto the decking area in the rear garden, The kitchen/breakfast room has wooden worksurfaces incorporating a Belfast style sink and has space for a Range cooker, fridge/freezer, tumble dryer and plumbing for a dishwasher and automatic washing machine. Sliding doors give access to a useful pantry area fitted with shelving and there is a further personnel door giving access to the side walkway and three enclosed storage areas.

To the first floor, the landing has doors off to three well-proportioned bedrooms, all serviced by the family bathroom which is fitted with a P-shaped bath with shower over, pedestal wash hand basin with vanity cupboard below and a low level w.c. The first floor has feature exposed floorboards.

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

Externally, to the front is a lawned fore garden and driveway providing off road parking. The enclosed rear garden has pedestrian access to the frontage and a decked seating area to the immediate rear with a veranda with glass roof over, creating an ideal al fresco dining/entertaining space. The remainder of the garden is laid to lawn with an area to the rear that would provide a fantastic allotment opportunity.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 79 m² (850 ft²).

AGENTS NOTES

Council Tax Band 'B'
Estimated Rental Value: £1150 pcm approx.
What3Words: ///airfields.chatted.etchings

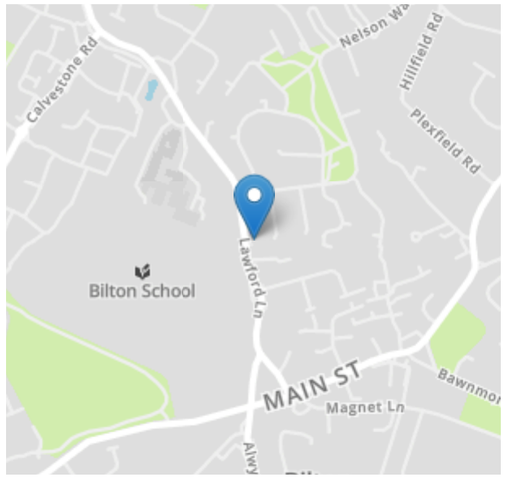
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

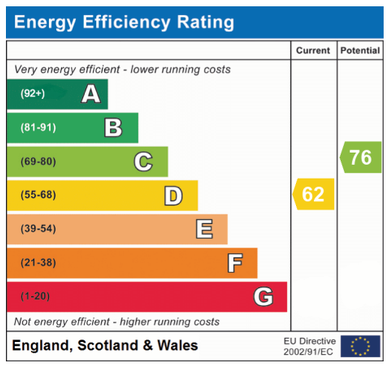
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom End of Terrace Property**
- **Popular Residential Location**
- **Lounge with Open Fireplace and Patio Doors to Rear Garden**
- **Fitted Kitchen with Space/Plumbing for Appliances and Pantry**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended to Avoid Disappoiintment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

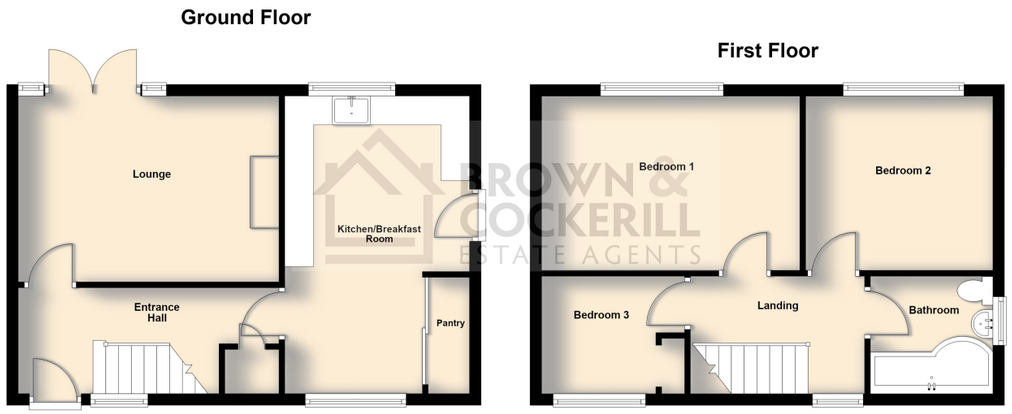
Ground Floor

Entrance Hall
14' 11" x 6' 1" (4.55m x 1.85m)
Lounge
14' 11" x 10' 7" (4.55m x 3.23m)
Kitchen/Breakfast Room
17' 1" maximum x 11' 5" maximum (5.21m maximum x 3.48m maximum)

First Floor

Landing
9' 2" x 6' 0" (2.79m x 1.83m)
Bedroom One
14' 11" x 9' 10" (4.55m x 3.00m)
Bedroom Two
11' 7" x 10' 9" (3.53m x 3.28m)
Bedroom Three
9' 10" x 6' 11" (3.00m x 2.11m)
Family Bathroom
7' 1" x 6' 0" (2.16m x 1.83m)

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 vendorâ€™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.