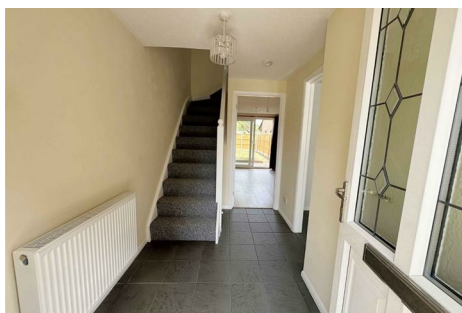


**13 Weaver Drive
Long Lawford
RUGBY
CV23 9SR**

£1,150 Per Month



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **LOUNGE/DINING ROOM**
- **OFF ROAD PARKING**

- **END TERRACE**
- **UNFURNISHED**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

***** AVAILABLE SOON***** A two bedroom property located in the popular village of Long Lawford. In brief, to the ground floor, the accommodation comprises; entrance hall, kitchen and a lounge/dining room with patio doors leading to the rear garden. To the first floor there are two good sized bedrooms and a family bathroom. Externally, there is off road parking to the front, and an enclosed garden to the rear with a patio area adjacent to the house. This excellent property is located in the village of Long Lawford and is situated in a popular residential area being close to local shops and well regarded schools. ***** UNFURNISHED *****

Accommodation Comprises

Entry via upvc door into:

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Tiled floor.

Kitchen

Refitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink unit with mixer tap over. Built in electric oven, hob and extractor. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Tiled floor. Window to front aspect.

Lounge / Dining Room

14'2" x 11'10" (4.32m x 3.63m)

Sliding patio doors to rear garden. Wood laminate floor covering. Radiator.

First Floor Landing

Access to loft space.

Bedroom One

11'10" x 8'9" (3.62m x 2.68m)

Window overlooking rear garden. Radiator. Extractor fan.

Bedroom Two

11'10" x 8'5" (3.62m x 2.57m)

Window to overlooking rear garden. Radiator. Overstairs storage cupboard housing central heating boiler. Extractor fan.

Bathroom

Three piece white suite to comprise; panel bath with electric shower, aqua boarding, and shower screen, vanity unit with wash hand basin, and close coupled w.c. Frosted window to side elevation. Extractor fan. Radiator.

Front Garden

Shrub borders. Pathway to entrance.

Rear Garden

Laid to lawn. Paved patio area. Shed. Enclosed by timber panel fencing.

Agents Note

Deposit: £1326.92

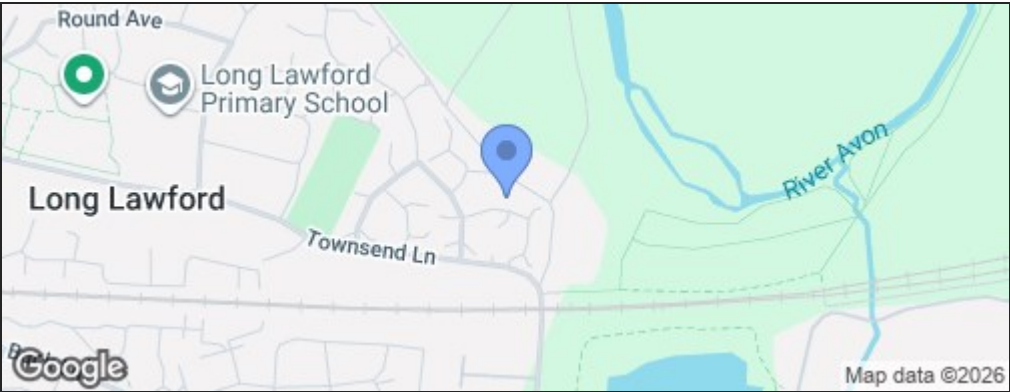
Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.