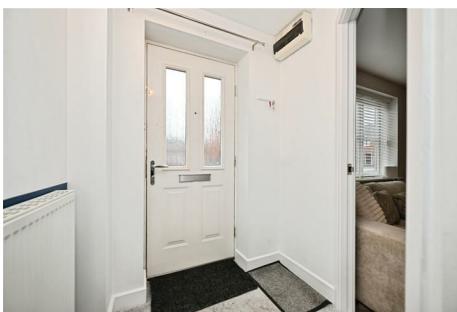




BM.



## 12 Teeswater Close Long Lawford, Rugby, CV23 9GB

A Stunning, Modern, Three-Bedroom, Semi-Detached Home in a Prime Long Lawford Cul-de-Sac Location, offered for sale with NO ONWARD CHAIN.

Nestled on a quiet no-through-road cul-de-sac, this beautifully presented, three-bedroom, semi-detached property offers the ideal turnkey opportunity for first-time buyers or young families seeking style, space and convenience.

Located in the highly sought-after village of Long Lawford, you're within easy reach of excellent schooling, a range of local shops and amenities, and superb transport links into Rugby, Coventry and beyond.

The property features a tandem driveway to the side aspect leading to a single garage, providing generous off-road parking, along with an enclosed rear garden, featuring patio and

**Guide price £295,000**

# 12 Teeswater Close

## Long Lawford, Rugby, CV23 9GB



- Stunning modern three-bedroom semi-detached home in a highly sought-after Long Lawford cul-de-sac
- No-through-road location — quiet, safe and ideal for young families
- Stylish high-gloss black fitted kitchen-diner with integrated appliances
- Double patio doors opening onto the rear garden — perfect for entertaining
- Bright and welcoming lounge with modern decor
- Master bedroom with en-suite plus two further well-proportioned bedrooms
- Beautifully presented, true turnkey opportunity — ideal for first-time buyers
- Tandem driveway and single garage offering excellent off-road parking
- Separate utility area plus convenient ground floor guest WC
- Gas central heating and double glazing throughout

### Entrance Hall

### Living Room

14'6" x 12'1" (4.44 x 3.70)

### Kitchen/Diner

11'10" x 11'8" (3.62 x 3.58)

### Utility Area

### Guest WC

### Bedroom One

9'4" x 8'9" (2.86 x 2.67)

### En-Suite

### Bedroom Two

9'11" x 8'8" (3.04 x 2.66)

### Bedroom Three

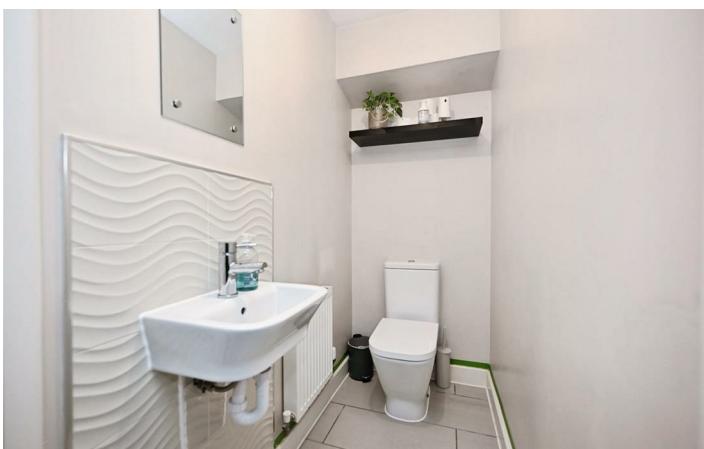
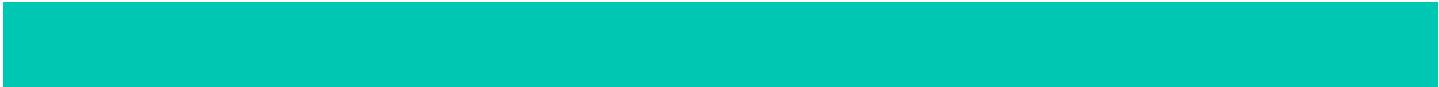
7'6" x 6'3" (2.31 x 1.93)

### Family Bathroom

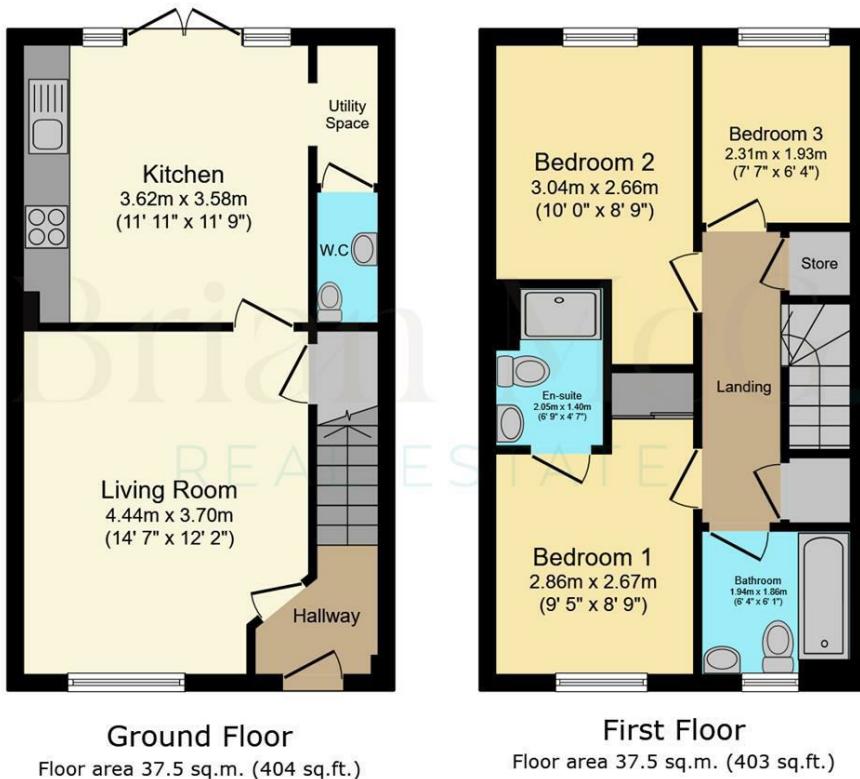
6'4" x 6'1" (1.94 x 1.86)



### Directions



## Floor Plan



Total floor area: 75.0 sq.m. (807 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			90
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	