



## 28 Elizabeth Way Long Lawford, Rugby, CV23 9DJ

Situated in the sought-after residential area of Long Lawford in Rugby, this well-presented, end-of-terrace home occupies a LARGER THAN AVERAGE CORNER PLOT, offering excellent potential to EXTEND (subject to planning permission).

The property is ideally positioned close to local shops, well-regarded schooling, amenities and excellent transport links, making it a superb choice for first-time buyers or investors alike.

Internally, the accommodation comprises a spacious entrance hallway, a bright and airy front-to-back living room, and a refitted kitchen/breakfast room on the ground floor. To the first floor there are two generous double bedrooms and a modern refitted family bathroom.

Outside, the property benefits from a gravelled driveway to the front providing off-road parking, and a substantial corner plot garden offering both privacy and scope for future

**Guide price £200,000**

# 28 Elizabeth Way

## Long Lawford, Rugby, CV23 9DJ



- Sought-after Long Lawford location
- Driveway providing off-road parking
- Refitted kitchen/breakfast room
- Ideal first-time purchase or investment opportunity
- End-of-terrace position on a larger-than-average corner plot
- Spacious entrance hall
- Two generous double bedrooms
- Potential to extend (subject to planning permission)
- Bright front-to-back living room
- Refitted modern family bathroom

### Entrance Hall

### Kitchen/Breakfast Room

15'7" x 13'5" (4.75 x 4.10)

### Lounge

15'7" x 10'6" (4.75 x 3.21)

### Bedroom One

15'7" x 10'7" (4.75 x 3.24)

### Bedroom Two

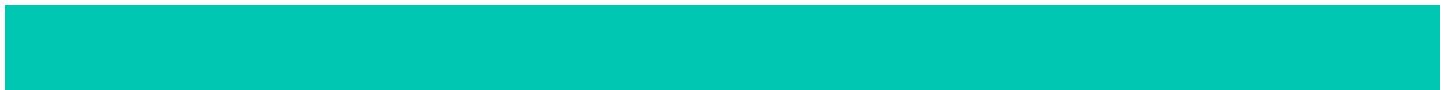
10'2" x 9'10" (3.11 x 3.02)

### Bathroom

6'3" x 5'4" (1.91 x 1.63)



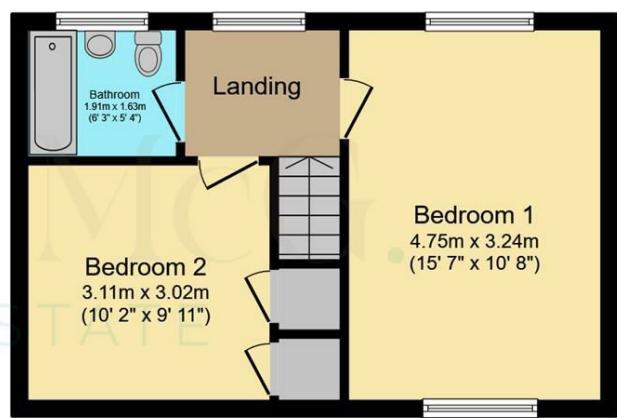
### Directions



## Floor Plan



**Ground Floor**  
Floor area 34.9 sq.m. (375 sq.ft.)



**First Floor**  
Floor area 34.9 sq.m. (376 sq.ft.)

**Total floor area: 69.8 sq.m. (751 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)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (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 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	