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gale  
FOR SALE  
01788 522166  
www.crowhurst-gale.co.uk

Round Avenue, Long Lawford, Rugby  
Guide Price £215,000



# Round Avenue, Long Lawford, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this two bedroom semi-detached property located in the sought after village of Long Lawford, Rugby. The property has just undergone a complete renovation and is ideally situated for local amenities, schooling, parks and transport links. In brief the home comprises: entrance hall, lounge/dining room, kitchen, side lobby and store to the ground floor. To the first floor there are two well proportioned bedrooms and a family bathroom. The property benefits from double glazing and gas central heating. To the outside of the of the property there are front and rear garden.

## Front Garden

Brick surround wall with gate to front, path leading to front door, rest laid to lawn.

## Entrance Hall

Stairs leading to first floor, doors to lounge and kitchen

## Lounge 19'5" x 10'11" (5.94m x 3.33m)

Double glazed window to front elevation, electric fireplace, radiator and double glazed patio door to conservatory.

## Conservatory 8'7" x 8'7" (2.64m x 2.62m)

Double glazed windows to rear and side, sliding patio door into garden.



**Kitchen 8'9" x 7'5" (2.68m x 2.27m)**

Double glazed window to rear, door into side lobby and door to entrance hall. Fitted with a range of wall and base units, stainless steel sink and drainer, built in electric hob and oven with extractor fitted over. Space and plumbing for washing machine.

**Side Lobby**

Upvc door to front and rear and door into store room.

**Store Room**

L-Shaped store room

**Landing**

Stairs rising from ground floor, double glazed window to side, doors to bedrooms and bathroom

**Bedroom One 17'1" x 8'11" (5.23m x 2.73m)**

Two double glazed windows to front aspect. Radiator.

**Bedroom Two 10'6" x 10'3" (3.22m x 3.14m)**

Window to rear aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect, low-level WC, wash hand basin, panel bath with separate hot and cold taps and overhead mixer shower.

**Rear Garden**

Enclosed with wood fence panels, patio area with path leading to rear, rest laid to lawn with some flower beds to side.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: B

**Tenure**

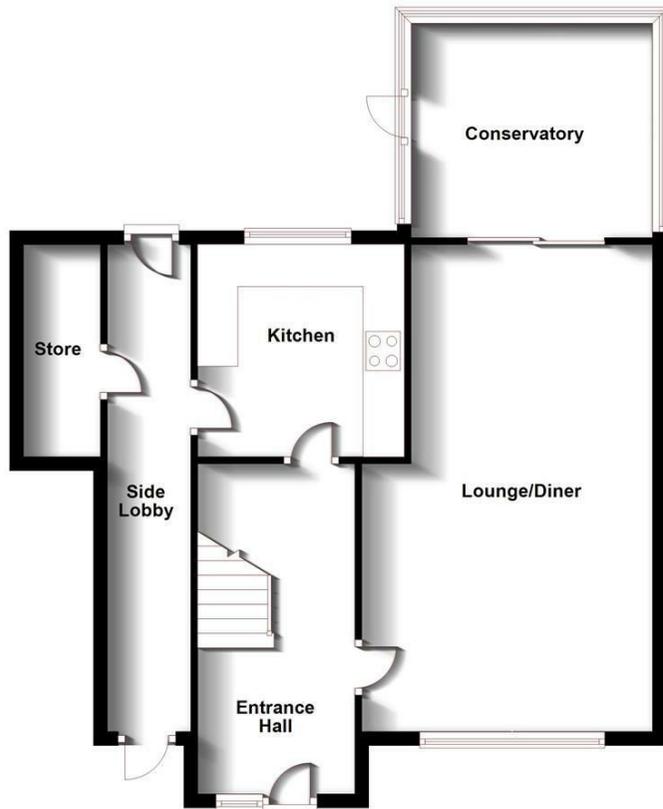
Freehold

**Viewing**

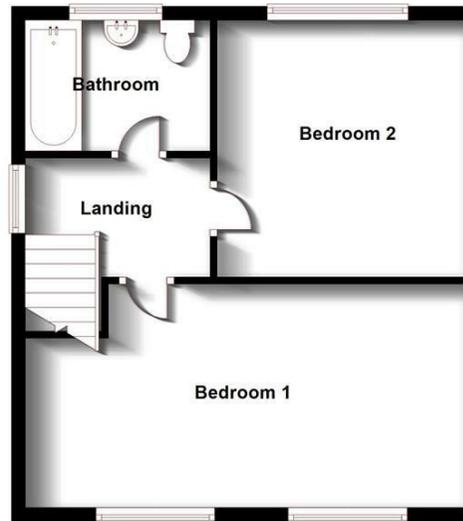
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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