



Greenwood Close, Long Lawford, Rugby
Offers over £175,000



Greenwood Close, Long Lawford, Rugby

Crowhurst Gale Estate Agents are pleased to present this extended mid terraced property in the popular village of Long Lawford ideally situated close to local amenities, schooling and the local park. In brief the property comprises: entrance porch, entrance hall, open plan lounge/diner, kitchen/breakfast room, utility and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and a four piece bathroom. Further benefits include: double glazing, gas central heating, front and rear gardens and a detached single garage.

Frontage

Lawn area with planting borders. Door to alley giving access to rear garden. Paved path leading to:

Entrance Porch

Enter via wooden glazed door with windows to front and side aspect. Tiled flooring.

Entrance Hall

Enter via wooden glazed door with windows to either side. Further window to front aspect. Stairs rising to first floor. Doors to storage cupboards. Door to:

Open Plan Lounge/Diner

Lounge Area 17'10" x 10'11" (5.44m x 3.33m)

Double glazed window to front aspect, feature gas fire, T.V aerial point, radiator, thoroughfare into:

Dining Area 12'3" x 8'4" (3.75m x 2.56m)

Double glazed sliding patio doors onto rear garden, radiator.



Kitchen/Breakfast Room 13'3" x 11'7" max (4.06m x 3.54m max)
Double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Space for fridge and freezer. Space and plumbing for dishwasher. Space for cooker. Radiator, door to under stairs storage cupboard. Door to:

Utility Room
Wooden glazed stable door to rear garden. Eye level units with work top surfaces, inset stainless steel sink with drainer and taps over, tiled splash back areas. Space and plumbing for washing machine, space for tumble dryer. Door into:

Cloakroom
Double glazed obscure window to rear aspect. Low level w.c radiator.

First Floor Landing
Double glazed window to rear aspect. Door to cupboard housing gas combi boiler and shelving. Access to loft space with ladder. Doors to:

Bedroom One 12'0" x 10'5" (3.67m x 3.19m)
Double glazed window to front aspect, radiator. Wardrobe area.

Bedroom Two 10'11" x 10'4" max (3.33m x 3.16m max)
Double glazed window to front aspect, radiator.

Bedroom Three 8'8" x 7'10" (2.66m x 2.39m)
Double glazed window to rear aspect, radiator.

Bathroom 7'3" x 5'7" (2.23m x 1.71m)
Two double glazed obscure windows to rear aspect. A part tiled suite comprising: panelled bath, low level w.c, pedestal wash hand basin. Fully tiled shower enclosure. Radiator.

Rear Garden
Enclosed rear garden with patio area, lawn with various planting areas and further patio area. Play are with bark chipping. Rear timber gate giving access to garage. Outside tap and alley to frontage.

Garage 17'11" x 9'6" (5.47m x 2.91m)
Access via up and over door. Window to side and rear aspect. Power and light connected. Accessed from Round Avenue.

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.

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.

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.

Local Authority
Rugby Borough Council



Tax Band
Tax Band: B

Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV23 9AB

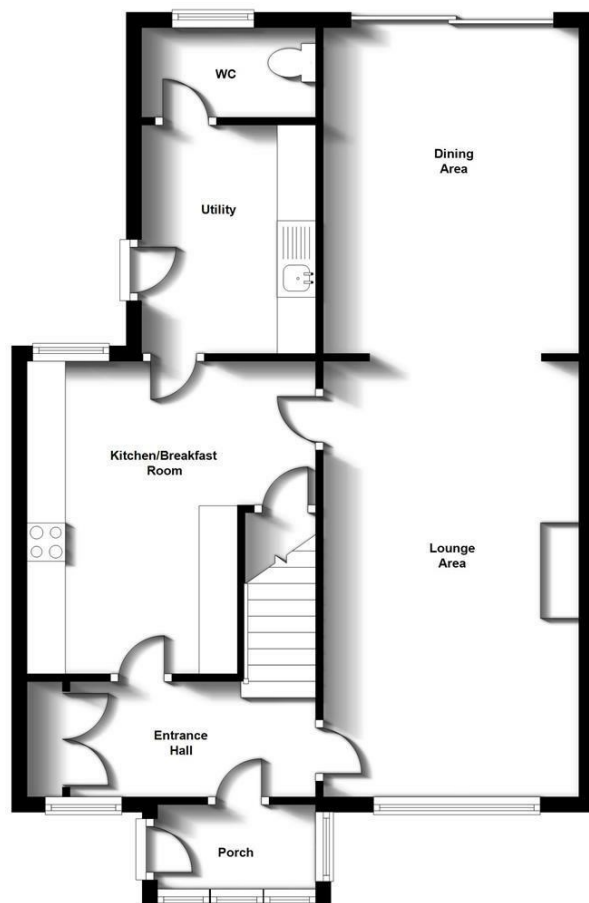
Viewing



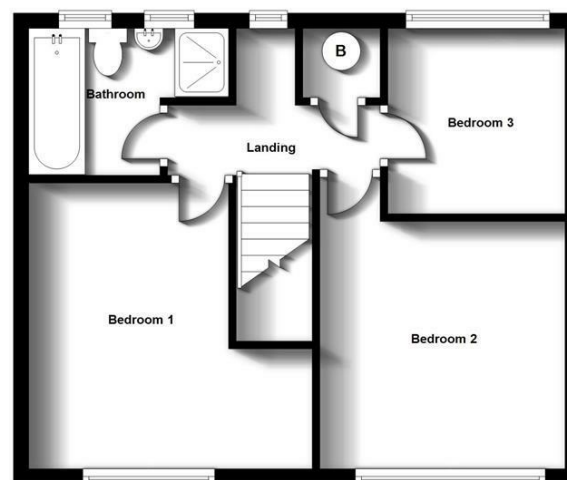
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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