



Anker Drive, Long Lawford, Rugby
Offers over £180,000



**crowhurst
gale**

Anker Drive, Long Lawford, Rugby

Crowhurst Gale are pleased to present this extended end of terrace home situated in a quiet cul- de-sac in the popular village of Long Lawford with its own primary school, shops and regular bus service to Rugby Town. In brief the property comprises: entrance hall, kitchen/diner, lounge, bedroom three/study to the ground floor. Two double bedrooms and shower room to the first floor. Further benefits include Upvc double glazing, gas central heating, rear garden and off road parking.

Frontage

Driveway providing off road parking. Timber gate giving access to rear garden.

Entrance Hall

Enter via part double glazed door. Stairs rising to first floor, radiator. Doors to:

Kitchen/Diner 14'4" x 9'8" (4.37m x 2.96m)

Two Upvc double glazed windows to the front aspect. A range of eye and base level units, inset stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor over. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer and further space for tumble dryer. Cupboard housing gas combi boiler. Radiator, ceiling spotlights. Door to:

Bedroom Three/Study 14'7" x 5'7" (4.46m x 1.72m)

Upvc double glazed window to the rear aspect, radiator.



Lounge 14'3" x 11'10" (4.35m x 3.61m)

Upvc double glazed french doors onto the rear garden with further window to the side. T.V aerial point, dado rail. Radiator. Wall mounted electric fire.

First Floor Landing

Access to loft space. Doors to:

Bedroom One 10'0" x 9'11" (3.06m x 3.03m)

Upvc double glazed window to the rear aspect. Fitted wardrobe, radiator.

Bedroom Two 9'9" x 8'9" x (2.99m x 2.68m x)

Upvc double glazed window to the front aspect, fitted wardrobe. door to cupboard. Radiator.

Shower Room 6'4" x 5'5" (1.95m x 1.66m)

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: walk in enclosed shower cubicle, vanity unit with inset wash hand basin and low level w.c. Heated towel rail, tiled flooring, extractor fan.

Rear Garden

Enclosed rear garden, paved patio area with steps leading to lawn. Electric awning. Garden shed with power connected. Access to frontage via timber gate. Outside lighting and electric points.

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 9SN

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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			85
(81-91) B			
(69-80) C		70	
(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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