



Round Avenue, Long Lawford, Rugby
Offers Over £205,000



Round Avenue, Long Lawford, Rugby

VIEWING DAY 26TH FEBRUARY 10AM -12PM - BY APPOINTMENT ONLY 01788 522266.

Crowhurst Gale Estate Agents are pleased to present to market this modern and well presented mid terraced property located in the sought after area of Long Lawford, Rugby. The property is ideally situated for local amenities, schooling, parks and transport links. In brief the home comprises: entrance hall, lounge with log burner, kitchen/diner to the ground floor. To the first floor there are three bedrooms and a bathroom. The property benefits from double glazing, gas central heating, solar panels, rear garden with useful outbuilding with power and light connected. To the front there is off road parking for up to three vehicles.

Frontage

To the front there is off road parking for several vehicles. Door giving access into the kitchen area. Door to:

Entrance Hall

Upvc double glazed front door. Stairs rising to the first floor. Door to:

Lounge 16'6" x 10'5" (5.05m x 3.20m)

Upvc double glazed window to the front aspect. Feature log burner. Upvc double glazed bi fold doors opening onto the rear garden.



Kitchen/Diner 18'1" x 13'1" (5.52m x 3.99m)

Upvc double glazed door giving access to the frontage. Upvc double glazed tri fold doors to the 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 detachable mixer tap over. Built in double oven/grill/microwave. Induction hob with extractor over. Built in dish washer, washing machine and fridge/freezer. Cupboard housing gas central heating boiler. Radiator.

First Floor Landing

Upvc double glazed window to the rear aspect. Doors to:

Bedroom One 11'7" x 10'9" (3.55m x 3.30m)

Upvc double glazed window to front aspect. Radiator. Built in wardrobe. Loft Access.

Bedroom Two 10'7" x 7'9" (3.25m x 2.38m)

Upvc double glazed window to front aspect. Radiator.

Bedroom Three 7'10" x 6'9" (2.41m x 2.07m)

Upvc double glazed window to the rear aspect, radiator.

Shower Room 7'5" x 5'4" (2.27m x 1.64m)

Upvc obscure double glazed window to the rear aspect. Suite comprising: enclosed shower cubicle, vanity unit with inset wash hand basin. Low level w.c. Heated towel rail.

Rear Garden

Enclosed rear garden with wooden decked area. Mostly lawn with paved path leading to outbuilding and log store.

Outbuilding

Access from the rear garden via double glazed doors. Window to the side aspect. Water, power and drainage connected. Door to further store room.

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.

Local Authority

Rugby Borough Council



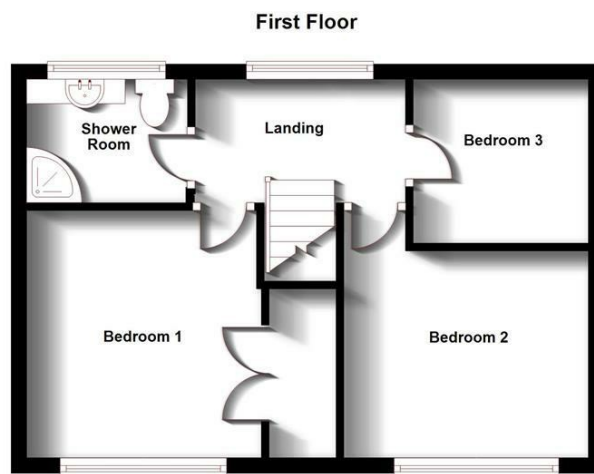
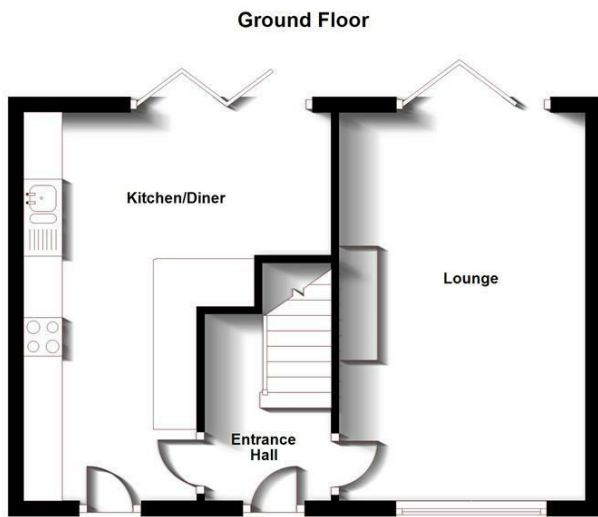
Tax Band
B

Tenure
Freehold

Directions For Sat Nav
CV23 9AF

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			
(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		79	83
	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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