



**Elizabeth Way, Long Lawford, Rugby**  
**Offers over £155,000**



# Elizabeth Way, Long Lawford, Rugby

Crowhurst Gale Estate Agents present to market this end of terraced property in the popular village of Long Lawford. In brief the property comprises: entrance hall, lounge, refitted kitchen, to the ground floor. To the first floor there are two well proportioned bedrooms and a bathroom. Further benefits include: gas central heating, double glazing, side and rear gardens, car port, off road parking. This well proportioned house is an ideal investment or first time purchase.

## Frontage

Gates giving access to off road parking and car port. Access into rear garden. Lawn area. Paved path leading to entrance.

## Entrance Hall

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

## Lounge 15'7" x 10'6" (4.76m x 3.21m )

Double glazed window to the rear and door leading to rear garden. Feature fireplace with gas fire. Two radiators. Double glazed window to the front aspect.



**Kitchen 13'5" max x 15'7" max (4.10m max x 4.75m max )**

Double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Fitted four ring hob with extractor over and electric fan assisted oven below. Splash back plate. Space and plumbing for washing machine, space for fridge/freezer. Fitted dishwasher. Window and door to side aspect. Ceiling spotlights. Door to understairs cupboard.

**First Floor Landing**

Double glazed window to the rear aspect. Doors to:

**Bedroom One 15'8" x 10'7" (4.78m x 3.24m )**

Double glazed window to the front and rear aspect. Two radiators.

**Bedroom Two 9'11" x 10'2" (3.03m x 3.11m )**

Double glazed window to the front aspect, radiator. Cupboard housing boiler. Further cupboard.

**Bathroom**

Double glazed obscure window to the rear aspect. A fully tiled suite comprising bath with shower over. Low level w.c, wash hand basin. Tiled flooring. Heated towel rail.

**Rear Garden**

Enclosed rear garden with paved patio remainder laid to lawn. Garden sheds.

**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**

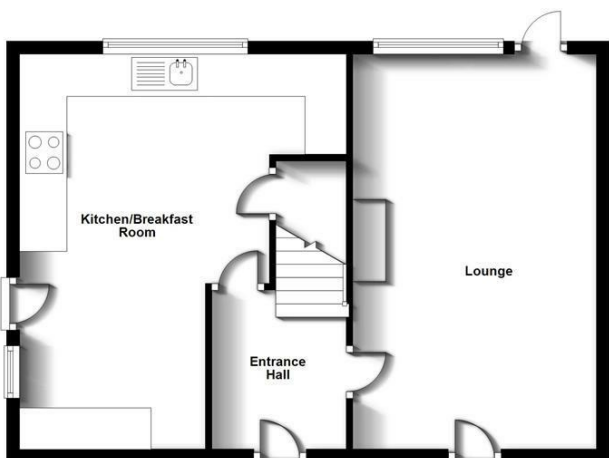
Directions For Sat Nav: CV23 9DJ

**Viewing**

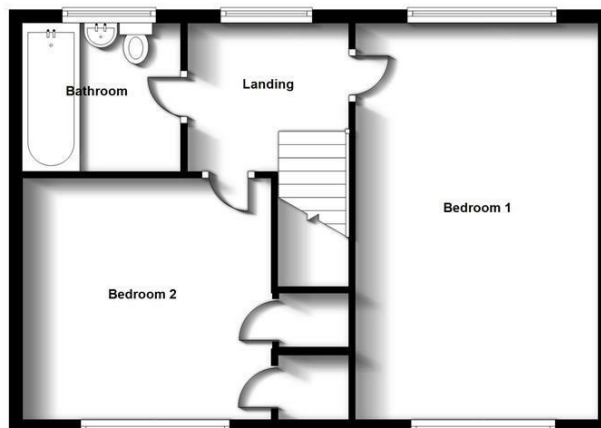
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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