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

crowhurst gale

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.

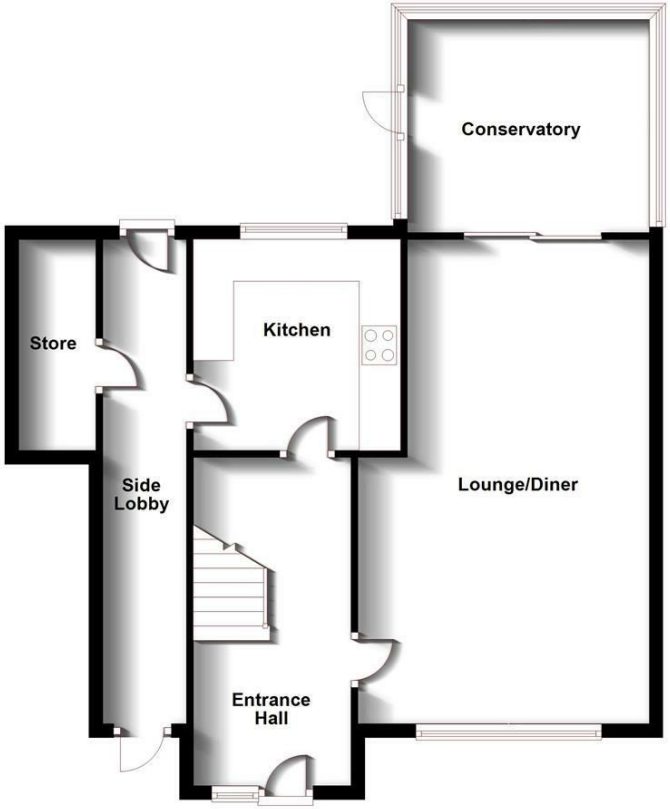
Local Authority
Rugby Borough Council

Tax Band
Tax Band: B

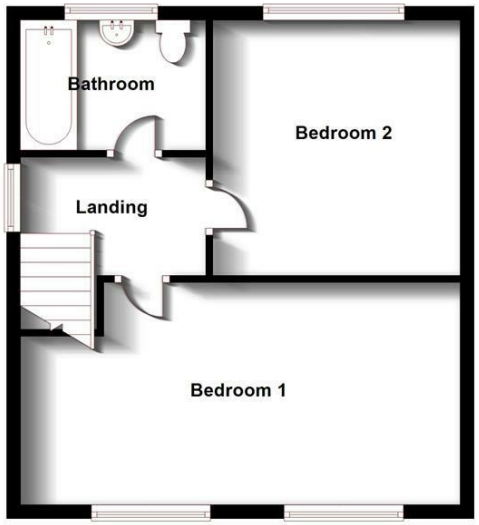
Tenure
Freehold

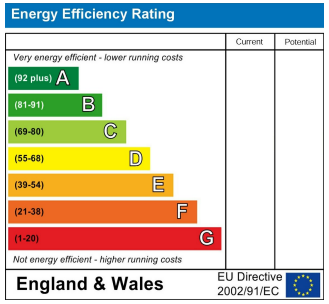
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

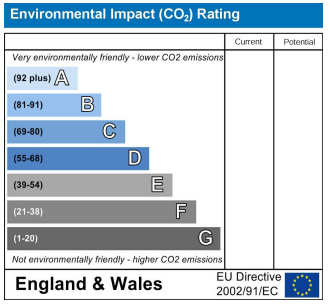
Ground Floor



First Floor







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

crowhurst gale