Elizabeth Way, Long Lawford, Rugby
Offers In Excess Of £185,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this three bedroom terrace home in the sought after village of Long Lawford, Rugby. The property is well situated for schooling and local amenities. In brief the property comprises: entrance hall, lounge/dining room, kitchen and utility to the ground floor. To the first floor there are two double bedrooms, a single bedroom and a bathroom with a separate w.c. Further benefits include: double glazing, gas central heating, rear garden and off road parking to the front. This property is offered with NO CHAIN.

Frontage
Parking for two vehicles.

Entrance Hall
Stairs to first floor. Radiator. Doors to:

Lounge 17'9" x 10'11" (5.42 x 3.34)
Windows to the front and rear allowing plenty of natural light and a feature fire place. Radiator.

Dining Area 6'3" x 7'10" (1.92 x 2.40)
Space for dining table and chairs. Radiator. Storage cupboard.

Kitchen 10'4" x 7'0" (3.17 x 2.14)
Kitchen with plenty of storage and work surface. Space for range cooker. Plumbing for washing machine. Door to outside rear garden. Door to:

Utility Room 7'4" x 7'1" max (2.25 x 2.18 max)
Space for further white goods. Storage cupboard. Radiator. Door leading outside front.

First Floor Landing
Cupboard housing gas boiler. Doors into:

Bedroom One 11'11" x 10'3" (3.64 x 3.14)
Window to front. Radiator.

Bedroom Two 9'5" x 9'3" (2.89 x 2.83)
Window to front. Radiator.

Bedroom Three
Window to rear. Radiator.

Bathroom
Recently fitted with a shower over the panelled bath. Ceramic tiling, towel heater and vanity unit wash hand basin. The WC is separate.

Rear Garden
Mainly laid to lawn with borders. Enclosed with fencing.

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.

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Tax Band
Tax Band: B

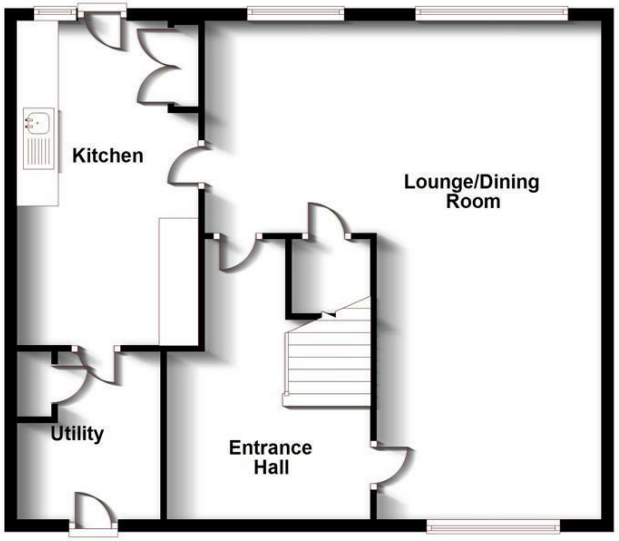
Tenure
Freehold

Local Authority
Rugby Borough Council

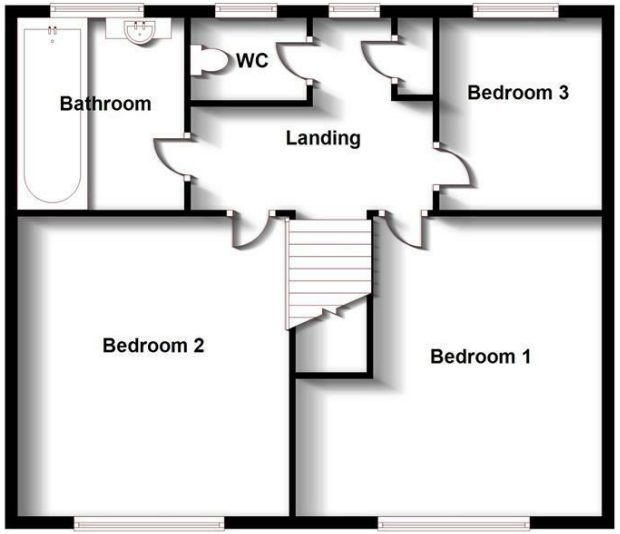
Viewing

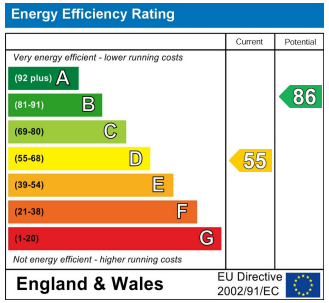
By appointment only through Crowhurst Gale Estate Agents
01788 522266

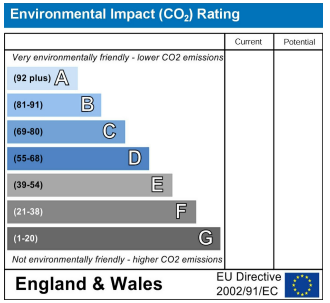
Ground Floor



First Floor







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