

37 LAWFORD ROAD

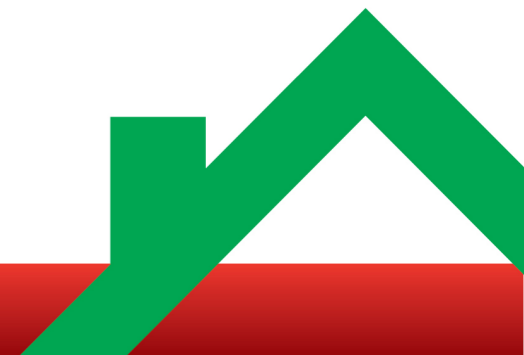
Offers Over £190,000 Freehold

RUGBY  
WARWICKSHIRE  
CV21 2EB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property located within walking distance of Rugby town centre and conveniently located for access to Rugby railway station. The property is of standard brick built construction with a tiled roof.

There are a comprehensive range of local amenities in Rugby town centre to include shops and stores, restaurants, public houses, cafes, hot food take away outlets, churches of several denominations, recreational facilities and excellent local schooling.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation is set over two floors and comprises of an entrance hall with stairs rising to the first floor landing, lounge with bay window and feature chimney breast, separate dining room with feature fireplace and fitted kitchen with four ring gas hob with extractor over and space for fridge/freezer and washing machine. In the kitchen is the wall mounted Vaillant gas fired combination central heating boiler and there is a door giving access to the rear.

To the first floor, there is a spacious landing, two double bedrooms and a family bathroom fitted with a modern three piece white suite comprising of a bath with shower over, wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a wrought iron gate giving access to the paved fore garden with communal entrance to the alleyway and rear. The property has a private front entrance door to the left. The rear garden is currently being used for parking and is gravelled with double wooden gates opening onto the rear service lane providing vehicular access. There is a further wooden pedestrian gate. The brick built store located at the back of the kitchen can be accessed by a pedestrian door off the garden.

Early viewing is advised to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 85 m<sup>2</sup> (914 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £900 pcm approx.

What3Words: ///broker.pops.firms

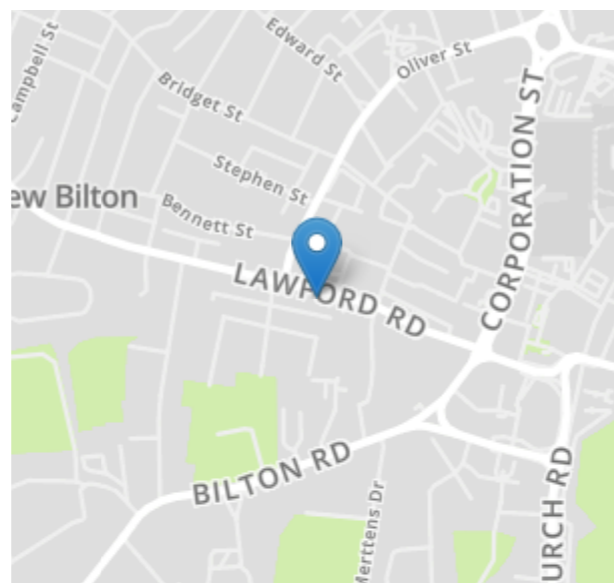
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- **A Two Bedroom Mid Terraced Property**
- **Convenient for Rugby Town Centre and Railway Station**
- **Lounge with Feature Chimney Breast and Separate Dining Room with Feature Fireplace**
- **Fitted Kitchen with Hob and Extractor**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Rear Garden and Brick Built Store**
- **Early Viewing Advised and No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### First Floor

#### Entrance Hall

12' 1" x 5' 8" (3.68m x 1.73m)

#### Lounge

13' 4" into bay window x 11' 7" (4.06m into bay window x 3.53m)

#### Dining Room

11' 9" x 11' 7" (3.58m x 3.53m)

### Kitchen

14' 4" x 5' 6" (4.37m x 1.68m)

#### First Floor

#### Bedroom One

14' 10" x 13' 8" into bay window (4.52m x 4.17m into bay window)

#### Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)

#### Bathroom

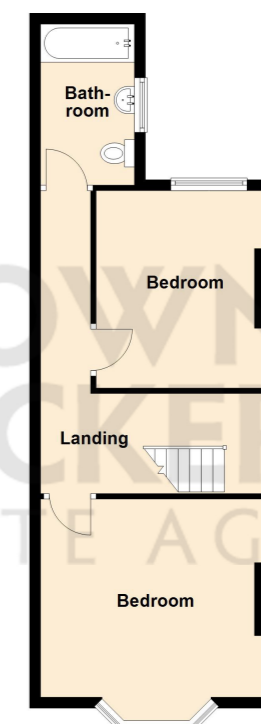
9' 7" x 5' 6" (2.92m x 1.68m)

## FLOOR PLAN

Ground Floor



First Floor



## IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.