



5 CROSS STREET

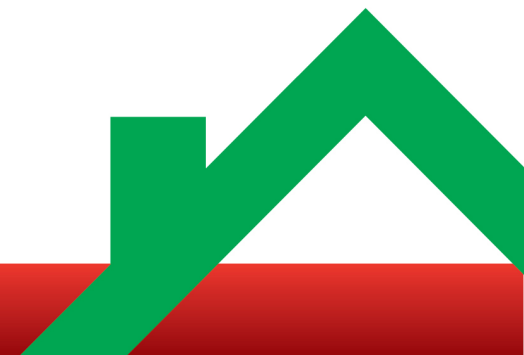
LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9BQ

Offers Over £225,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property that is in need of some modernisation and located in the sought after village location of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof (new in 2022) and benefits from all mains services being connected.

Long Lawford offers a variety of local amenities, including a selection of shops, a supermarket, two public houses, a primary school and regular bus services to both Rugby town centre and Coventry. For commuters, Rugby railway station provides direct intercity services to Birmingham New Street and London Euston in under an hour. The are excellent road and motorway links with convenient access to the M1, M6, A5, and A14.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and doors off to the lounge/dining room with a door through to the Upvc conservatory. The conservatory has low level brick walls and French doors opening onto the rear garden. The kitchen has space and plumbing for appliances, Belfast sink, door through to the conservatory and houses the wall mounted gas fired combination central heating boiler (new in 2023).

To the first floor, the landing gives access to the master bedroom with a storage cupboard and two further well proportioned bedrooms. The family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and part Upvc double glazing.

Externally, to the front is a fore garden laid to lawn with a driveway to the side offering off road parking for two vehicles and leading to the garage with up an over door, power and light connected, window and pedestrian door into the rear garden. The rear garden is generously sized, predominantly laid to lawn, enclosed by timber fencing to the boundaries and has gated pedestrian access to the property frontage.

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

AGENTS NOTES

Council Tax Band 'C'.
What3Words: ///bulldozer:improves.reviewed

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 Three Bedroom Semi Detached Property in Need of Some Modernisation**
- **Popular Village Location**
- **Lounge/Dining Room with Door to Conservatory**
- **Kitchen with Space and Plumbing for Appliances**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating and Part Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Recommended and No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

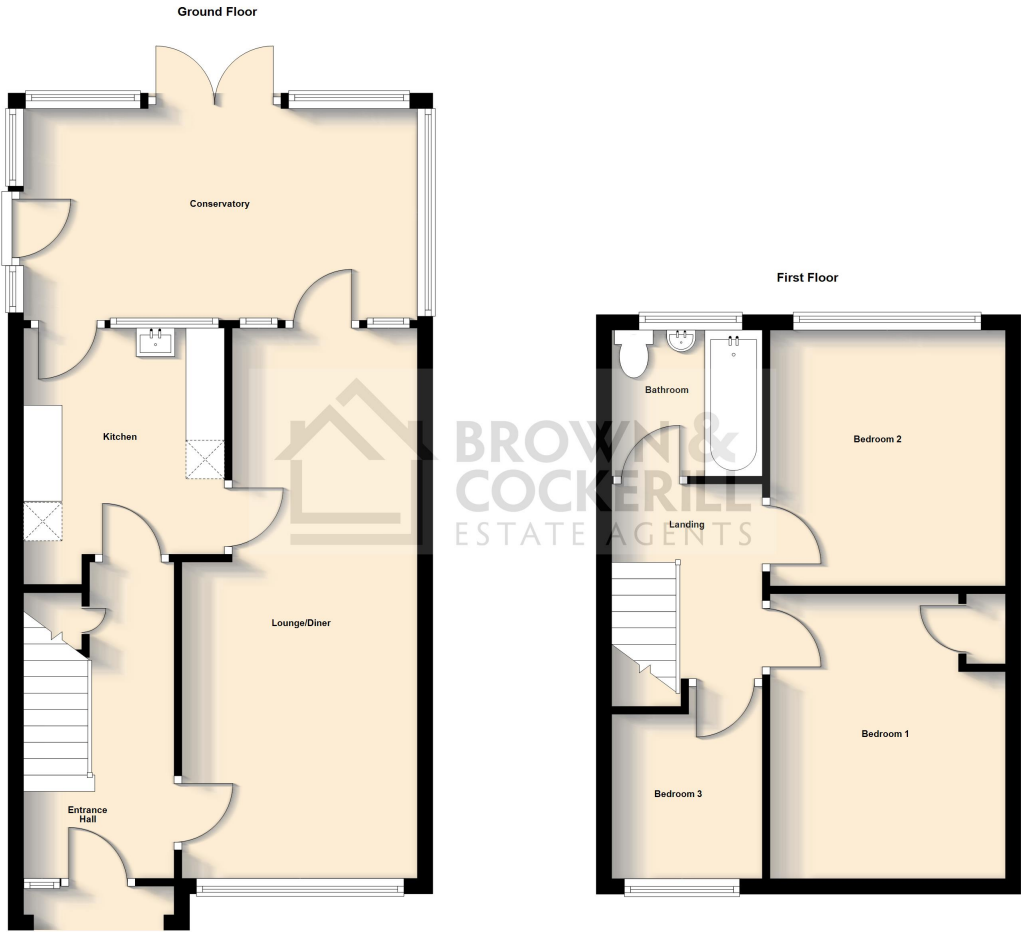
Ground Floor

Entrance Hall
13' 6" x 6' 5" (4.11m x 1.96m)
Lounge/Dining Room
23' 5" x 10' 0" maximum (7.14m x 3.05m maximum) reducing to 23' 5" x 7' 11" (7.14m x 2.41m)
Kitchen
8' 6" x 8' 5" (2.59m x 2.57m)
Conservatory
15' 9" x 9' 0" (4.80m x 2.74m)
First Floor

Landing
8' 0" x 6' 7" (2.44m x 2.01m)

Bedroom One
12' 5" x 10' 0" (3.78m x 3.05m)
Bedroom Two
10' 11" x 10' 0" (3.33m x 3.05m)
Bedroom Three
9' 5" maximum x 6' 7" (2.87m maximum x 2.01m)
Family Bathroom
6' 6" x 5' 7" (1.98m x 1.70m)
Externally
Garage
23' 7" x 8' 2" (7.19m x 2.49m)

FLOOR PLAN



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.