



15 ASHMAN AVENUE

£230,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9AG



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 end of terraced property located in the sought after village location of Long Lawford, Rugby. The property is of non-standard construction with a tiled roof and benefits from all mains services being connected.

Long Lawford has a range of local amenities to include public houses, hot food takeaway outlets and a church. The Co-Op supermarket is opposite the playing field and there is the well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

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 with a feature fireplace and Upvc door opening onto the rear garden. The fitted kitchen has an oven and hob with extractor over, pedestrian door to the side of the property and gives access to the separate utility room and ground floor cloakroom/w.c.

To the first floor, the landing has doors off to the master bedroom which has a built in wardrobe and two further well proportioned bedrooms, both with storage cupboards. The fully tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over and a pedestal wash hand basin and there is a separate w.c.

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

Externally, the front garden is laid to lawn and enclosed by hedging with a pathway leading to the front entrance door. The rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a stoned area to the immediate rear of the property and there is a pathway leading to the patio.

Early viewing is highly recommended to avoid disappointment.

*** OPPORTUNITY TO PURCHASE A GARAGE LOCATED ADJACENT TO THE PROPERTY FOR £15000 AS A SEPARATE TRANSACTION ***

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £ pcm approx.

What3Words: ///trappings.broke.motivations

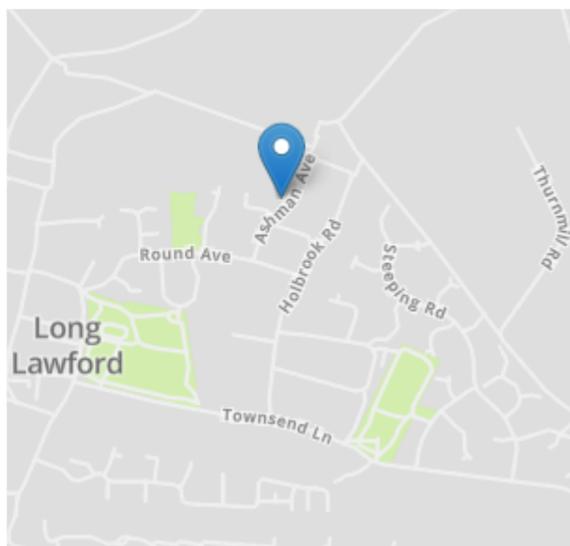
MORTGAGE & LEGAL ADVICE

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 End of Terraced Property**
- **Popular Village Location**
- **Lounge with Feature Fireplace and Door to Rear Garden**
- **Kitchen with Oven, Hob and Separate Utility Room**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Separate W.C.**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE
CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

7' 2" x 5' 10" (2.18m x 1.78m)

Lounge

17' 11" x 10' 7" (5.46m x 3.23m)

Kitchen

13' 4" maximum x 10' 5" maximum (4.06m maximum x 3.17m maximum)

Utility Room

7' 1" x 4' 1" (2.16m x 1.24m)

Cloakroom/W.C.

5' 7" x 2' 9" (1.70m x 0.84m)

First Floor

Landing

9' 2" maximum x 6' 4" maximum (2.79m maximum x 1.93m maximum)

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

Bedroom Two

12' 1" maximum x 10' 8" maximum (3.68m maximum x 3.25m maximum)

Bedroom Three

8' 0" x 7' 11" (2.44m x 2.41m)

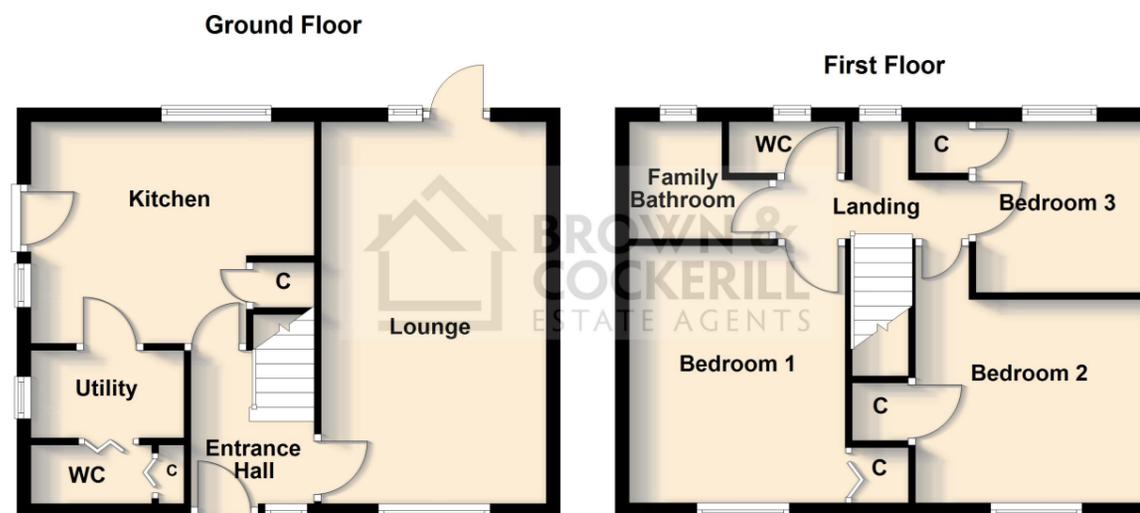
Family Bathroom

6' 7" maximum x 5' 6" maximum (2.01m maximum x 1.68m maximum)

Separate W.C.

5' 6" x 2' 6" (1.68m x 0.76m)

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.