



Ashman Avenue
RUGBY
£250,000

**Osborne
Sargent**

A well presented and extended 3/4 bedroom property situated in this popular village with excellent amenities. Re-fitted Open plan kitchen-diner with built in appliances. Lounge, study/bed 4, utility room and WC. Re-fitted bathroom. Enclosed rear garden with rear access & Summer house with store. Off road parking for at least 4 vehicles. Early inspection recommended.



29 Ashman Avenue, Long Lawford, RUGBY, Warwickshire CV23 9AG

A well presented and extended 3/4 bed roomed mid terraced property situated in this ever popular Village. Long Lawford has an excellent range of its own amenities and is but a short drive to both Rugby and Coventry and their respective train stations. Accommodation in brief comprises: Hall, lounge, open plan re-fitted kitchen/diner, study/bed 4, utility room and WC to the ground floor. Upstairs are 3 well proportioned bedrooms and a recently re-fitted bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, enclosed rear garden with rear access & Summerhouse and drive providing off road parking for a number of vehicles. Viewing recommended.

Hall

1.78m max x 4.88m max (5' 10" max x 16' 0" max) Entrance via composite door, 2 PVCu double glazed windows to front, under stairs storage cupboard, double radiator, laminate flooring, stairs up and door to:

Lounge

3.23m x 4.8m (10' 7" x 15' 9") PVCu double glazed window to front, feature gas fireplace, radiator, telephone point, TV point, laminate flooring, open plan, to:

Open plan Kitchen/Diner

3.93m x 5.88m (12' 11" x 19' 3") Re-fitted with a matching range of base and eye level units with composite worktop space over, matching breakfast bar, stainless steel sink, built-in dishwasher, built-in electric fan assisted oven, built in oven/microwave, built-in induction hob, PVCu double glazed window to rear, double radiator, laminate flooring, recessed ceiling spotlights, heat detector and PVCu double glazed double doors to garden, door to hall.

Utility room

1.54m x 2.03m (5' 1" x 6' 8") Worktop space, plumbing for washing machine, space for fridge, freezer and tumble dryer, ceramic tiled flooring.

Study/bed 4

2.24m x 2.67m (7' 4" x 8' 9") PVCu double glazed window to front, radiator, storage cupboard housing fuse board, gas and electric meters.

WC

0.89m x 1.27m (2' 11" x 4' 2") Fitted with two-piece suite comprising vanity wash hand basin with storage under and low-level WC, ceramic tiled flooring.

Landing

1.44m x 2.9m (4' 9" x 9' 6") PVCu double glazed window to rear, radiator, wall mounted gas combination heating boiler, doors to:

Main bedroom

3.18m x 3.01m plus deep robes (10' 5" x 9' 11") PVCu double glazed window to front, fitted 4 door double depth Sharps wardrobes, radiator.

Bedroom 2

2.21m x 3.27m (7' 3" x 10' 9") PVCu double glazed window to front, radiator.

Bedroom 3

2.06m x 2.46m (6' 9" x 8' 1") PVCu double glazed window to rear, radiator.

Bathroom

1.65m x 2.28m (5' 5" x 7' 6") Recently re-fitted with three piece suite comprising panelled bath with separate shower over and folding glass screen, vanity wash hand basin with storage under and low-level WC, full height ceramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to rear and ceramic tiled flooring.

Outside

To the front is a generous stoned drive providing off road parking for at least 4 vehicles. The enclosed rear garden is mainly laid to lawn, has a paved patio and rear vehicular access. Included is also a timber Summer house/store. The Summer house 2.71m x 3.79m (8' 11" x 12' 5") has a sealed unit double glazed window and sealed unit double glazed double doors. There is a fitted bar inside and is has timber flooring. The Store 1.18m x 4.21m (3' 10" x 13' 10") has a timber entrance door, a sealed unit double glazed window to side and a timber floor. There is also a covered porch area to the front.

Viewing

Strictly by prior appointment through Osborne Sargent.

Our services

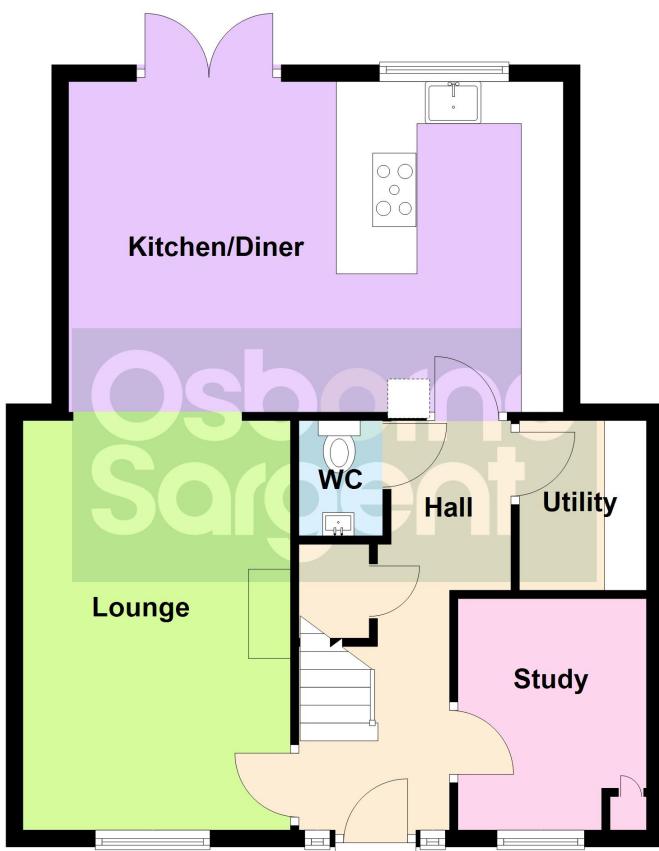
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

Ground Floor

Approx. 60.1 sq. metres



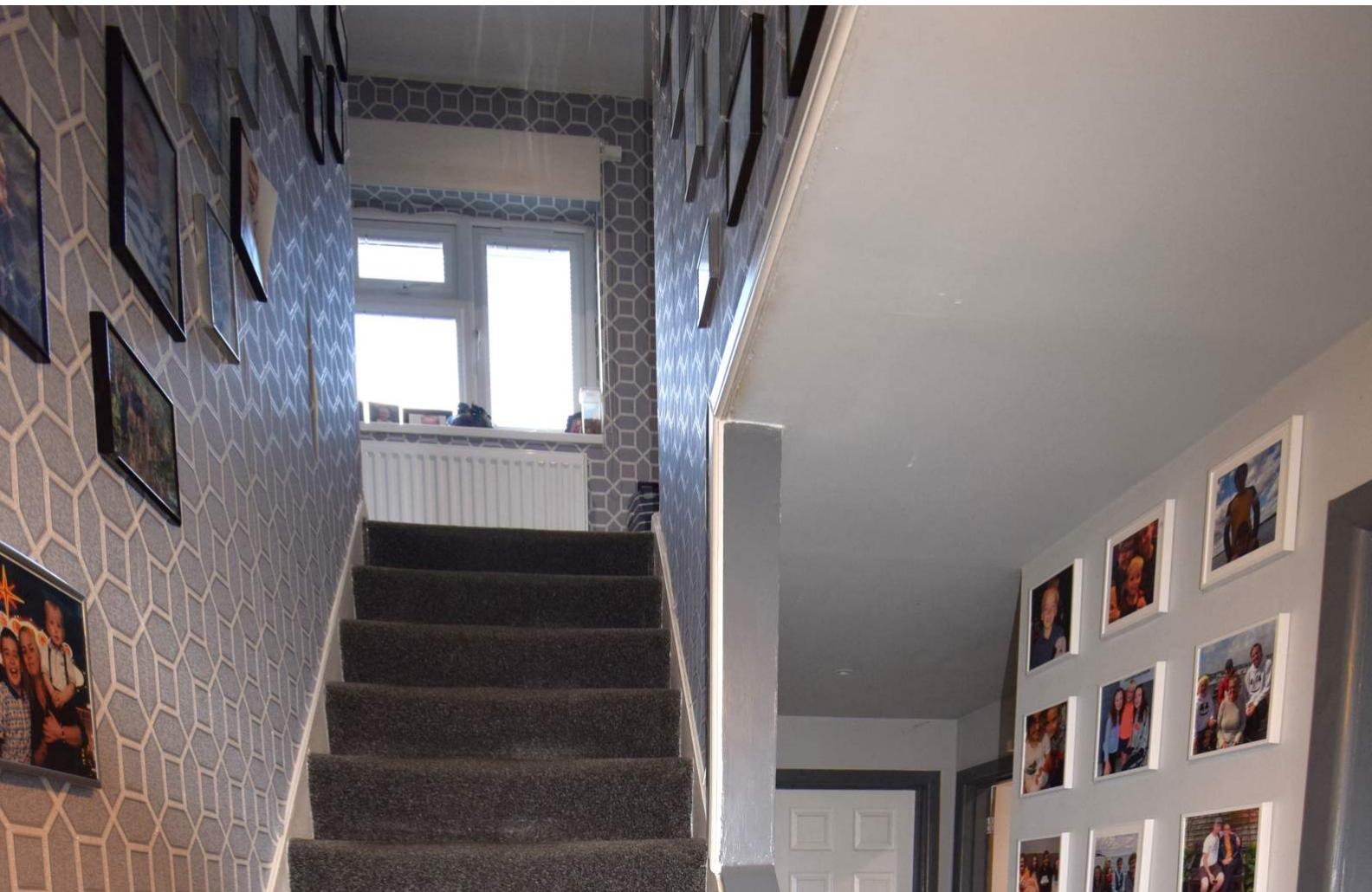
First Floor

Approx. 36.3 sq. metres



Total area: approx. 96.3 sq. metres





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