

2 HERDWICK CLOSE

£275,000 Freehold

LONG LAW FORD  
RUGBY  
WARWICKSHIRE  
CV23 9FR



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three storey semi detached townhouse situated in a quiet cul-de-sac in this sought after residential area of Long Lawford, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, public houses, primary school and bus routes to both Rugby town centre, Coventry and Leamington Spa.

In brief, the accommodation comprises of an entrance hall, lounge, kitchen/dining room with integrated appliances and utility area and a ground floor cloakroom/w.c.

To the first floor there are two well proportioned bedrooms and a family bathroom with a contemporary four piece white suite.

To the second floor is the master bedroom with a dressing area and an en-suite shower room.

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

Externally, there is a driveway providing off road parking, together with a single garage. The enclosed rear garden is laid to lawn with a paved patio area to the immediate rear.

Offered with no onward chain, early viewing is considered essential.

Gross Internal Area: approx. 110 m<sup>2</sup> (1184 ft<sup>2</sup>).

## AGENTS NOTES

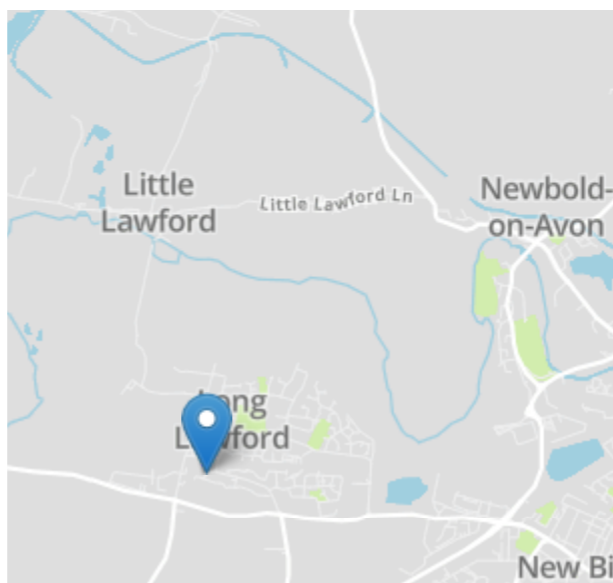
Council Tax Band 'D'.  
Estimated Rental Value: £1300 pcm approx.  
What3Words: ///sandpaper.divided.gobbling

## 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 Modern Three Bedroom Semi Detached Home
- Accommodation Set Over Three Floors
- Ground Floor Cloakroom/W.C.
- Modern Kitchen/Dining Room with Integrated Appliances
- First Floor Family Bathroom
- En-Suite Shower Room to Master Bedroom
- Upvc Double Glazing , Gas Fired Central Heating to Radiators
- Ample Off Road Parking, Single Garage



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

#### Lounge

13' 8" x 11' 9" (4.17m x 3.58m)

#### Kitchen/Dining Room

12' 6" x 12' 0" (3.81m x 3.66m)

#### Utility Room

6' 9" x 3' 3" (2.06m x 0.99m)

#### Cloakroom/W.C.

5' 6" x 3' 3" (1.68m x 0.99m)

### First Floor

#### Bedroom Two

14' 5" x 8' 6" (4.39m x 2.59m)

### Bedroom Three

11' 9" x 8' 9" (3.58m x 2.67m)

### Bathroom

9' 0" x 6' 8" (2.74m x 2.03m)

### Second Floor

#### Bedroom One

13' 1" max. x 11' 9" (3.99m max. x 3.58m)

#### Dressing Area

7' 6" x 5' 9" (2.29m x 1.75m)

#### En-Suite Shower Room

7' 9" x 6' 9" (2.36m x 2.06m)

### Externally

#### Garage

19' 5" x 10' 4" (5.92m x 3.15m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	86	
(69-80)	<b>C</b>		
(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	

## 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.