

**64 MAIN STREET**

**Guide Price £197,000 Freehold**

LONG LAW FORD  
RUGBY  
WARWICKSHIRE  
CV23 9AZ



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this improved and well presented Victorian two bedroom cottage which is situated in the heart of Long Lawford village.

There is convenient commuter access to the M1, M6, A45, M45 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

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 extended and refitted kitchen/dining room with integrated hob, lounge with stairs rising to the first floor landing and a refitted ground floor bathroom with a modern three piece white suite.

To the first floor there are two well proportioned bedrooms.

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

Externally, to the front is block paving which could provide ample off road parking.

The property is considered to be an ideal investment/first time purchase and viewing is highly recommended.

## AGENTS NOTES

Local Authority: Rugby Borough Council  
Council Tax Band 'B'.

## 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

- An Extended and Well Presented Victorian Two Bedroom Cottage
- Popular Village Location
- Conveniently Located for Rugby, Coventry and Leamington Spa
- Extended and Refitted Kitchen/Dining Room with Integrated Appliances
- Refitted Ground Floor Bathroom with a Modern Three Piece White Suite
- Gas Fired Central Heating to Radiators and Double Glazing
- Ideal First Time/Investment Purchase
- Viewing Highly Recommended



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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

#### Extended Kitchen/Dining Room

Kitchen Area - 17' 3" x 11' 1" (5.26m x 3.38m)

Dining Area - 12' 5" x 9' 8" (3.78m x 2.95m)

#### Lounge

12' 8" x 10' 0" (3.86m x 3.05m)

### Family Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

### First Floor

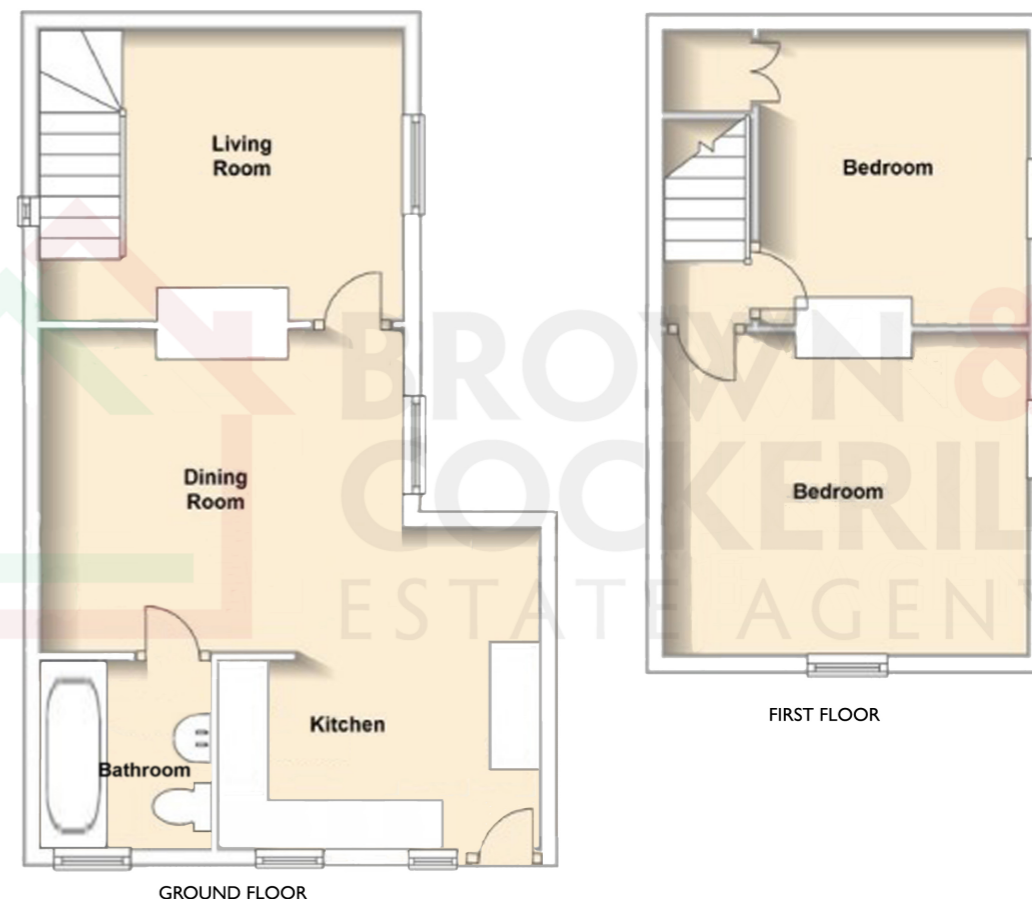
#### Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

#### Bedroom Two

10' 1" x 9' 6" (3.07m x 2.90m)

## 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.