

87 LAWFORD ROAD

Offers Over £230,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2EE



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is of standard brick built construction with a tiled roof and conveniently located for Rugby town centre.

There are a comprehensive range of local amenities in Rugby town centre to include shops and stores, restaurants, public houses, cafes, hot food take away outlets, churches of several denominations, recreational facilities and excellent local schooling.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall leading into the kitchen. The open plan lounge/dining room has sliding patio doors opening onto the front and rear of the property and a feature staircase rising to the first floor landing.

To the first floor, the landing has a cupboard housing the hot water tank and doors off to three well proportioned bedrooms and a fully tiled family shower room fitted with a shower cubicle, wash hand basin and low level w.c.

The property benefits from Upvc double glazing throughout. There is no central heating available at the property.

Externally, to the front is a block paved driveway providing off road parking and giving access to the brick built garage with up and over door and has power and lighting connected. The enclosed rear garden is predominantly laid with artificial lawn and there is side pedestrian access to the front of the property.

The property is considered to be an ideal investment/first time purchase opportunity. Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 83 m² (893 ft²).

AGENTS NOTES

Council Tax Band 'B'

Estimated Rental Value: £1100 pcm approx

What3Words: ///enjoy.select.rushed

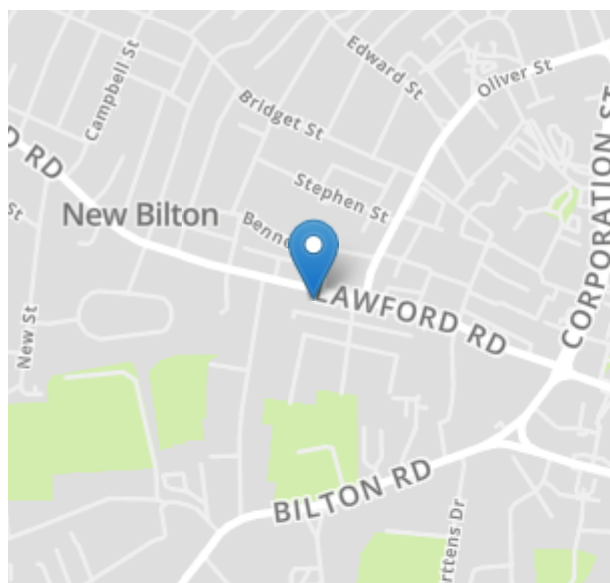
MORTGAGE & LEGAL ADVICE

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
- Conveniently Located for Rugby Town Centre
- Kitchen and Open Plan Lounge/Dining Room
- First Floor Family Shower Room
- Upvc Double Glazing Throughout
- Enclosed Rear Garden
- Off Road Parking and Garage
- Early Viewing Highly Recommended, Ideal Investment/First Time Purchase Opportunity



ROOM DIMENSIONS

Ground Floor

Entrance Hall

5' 9" x 3' 5" (1.75m x 1.04m)

Kitchen

10' 4" x 6' 4" (3.15m x 1.93m)

Open Plan Lounge/Dining Room

27' 2" x 14' 9" maximum (8.28m x 4.50m maximum)

reducing to 27' 2" x 11' 5" (8.28m x 3.48m)

First Floor

Bedroom One

14' 9" x 12' 0" (4.50m x 3.66m)

Bedroom Two

9' 4" x 7' 6" (2.84m x 2.29m)

Bedroom Three

9' 5" x 7' 0" (2.87m x 2.13m)

Family Shower Room

5' 5" x 5' 3" (1.65m x 1.60m)

Externally

Garage

17' 9" x 8' 0" (5.41m x 2.44m)

FLOOR PLAN

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
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.