



Livingstone Avenue
RUGBY
Guide Price £380,000

Osborne
Sargent

A well presented 3 bed detached property situated on a quiet, sort after private road in this popular village. Re-fitted kitchen/diner, re-fitted bathroom, PVCu double glazing, gas rad heating, off road parking, single garage and enclosed rear garden. NO CHAIN.



Northways, Livingstone Avenue, Long Lawford, RUGBY, Warwickshire CV23 9BU

A well presented 3 bed detached property offered with NO CHAIN, situated on a quiet, sort after private road in this popular village. Long Lawford has an excellent range of local amenities and is ideal for access to both Rugby and Coventry. Accommodation in brief comprises: Porch, lounge with wood burner, re-fitted bathroom with bath and shower, re-fitted kitchen/diner with built in appliances, 3 double bedrooms and separate WC. Other benefits include PVCu double glazing, gas rad heating, single garage, off road parking for a number of vehicles and enclosed rear garden with decking.

Porch
3' 6" x 6' 7" (1.07m x 2.01m) PVCu double glazed entrance door, PVCu double glazed window to front, radiator, laminate flooring, door to:

Lounge
12' 0" x 21' 3" (3.66m x 6.48m) PVCu double glazed window to side, PVCu double glazed window to front, feature fireplace with cast- iron wood burning stove, TV point, two radiators, laminate flooring, coving to ceiling, door to:

Inner lobby
3' 8" x 6' 10" (1.12m x 2.08m) PVCu double glazed window to rear, radiator, PVCu double glazed double doors to side/garden, laminate flooring, open plan to:

Hall
5' 10" x 10' 8" (1.78m x 3.25m) Stairs up to first floor, understairs storage cupboard, laminate flooring, recessed ceiling spotlights, doors to:

Bathroom
5' 4" x 11' 11" (1.63m x 3.63m) Re-fitted with a white, four piece suite comprising panelled bath, wash hand basin, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, PVCu frosted double glazed window to side, ceramic tiled flooring and recessed ceiling spotlights.

Kitchen/diner
13' 9" x 17' 8" (4.19m x 5.38m) Re-fitted with a matching range of gloss fronted base and eye level units with solid stone worktops over, matching island, 1+1/2 bowl stainless steel sink with mixer tap and drainer, built-in dishwasher and washing machine, space for fridge/freezer and range cooker, PVCu double glazed window to rear, PVCu double glazed window to side, double radiator, ceramic tiled flooring, recessed ceiling spotlights, PVCu double glazed door to garden, door to:

Landing
3' 2" x 15' 3" (0.97m x 4.65m) Two fitted storage cupboards, one with recently replaced gas combintion boiler, doors to:

Main bedroom
12' 0" x 14' 4" (3.66m x 4.37m) PVCu double glazed window to front with fitted shutters, double radiator, full width fitted wardrobes with sliding doors.

Bedroom 2
10' 8" x 11' 4" (3.25m x 3.45m) PVCu double glazed window to side, access to loft, radiator, fitted over stairs storage cupboard.

Bedroom 3
8' 4" x 13' 10" (2.54m x 4.22m) PVCu double glazed window to rear, radiator, TV point.

WC
2' 2" x 5' 3" (0.66m x 1.60m) PVCu frosted double glazed window to side, fitted with two piece suite comprising wash hand basin and low-level WC, tiled splashback and laminate flooring.

Garage
8' 9" w to 11' 7" x 20' 3" (2.67m x 6.17m) Window to rear, Up and over vehicular access door.

Outside
To the front is a gravelled drive providing off road parking for a good number of vehicles and access to the single garage, it's mainly laid to lawn and there is pedestrian access to side/rear garden to right of property. Enclosed rear garden mainly laid to lawn with mature planting, decking and hardstanding for a shed.

Viewing
Strictly by prior appointment through OsborneSargent.

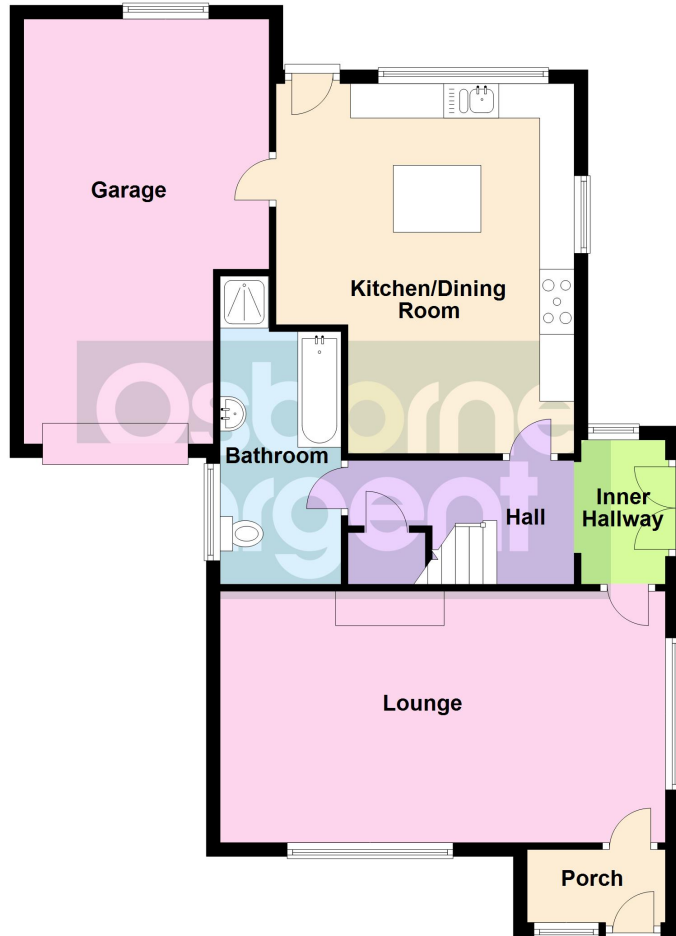
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Tel: 07973 576554

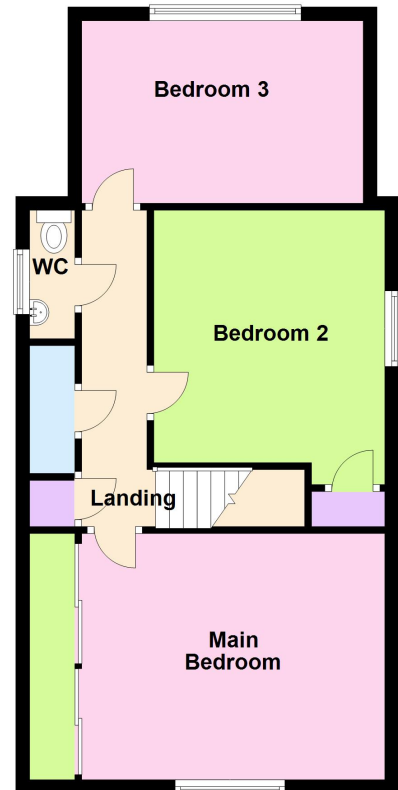
Ground Floor

Approx. 85.0 sq. metres (914.8 sq. feet)



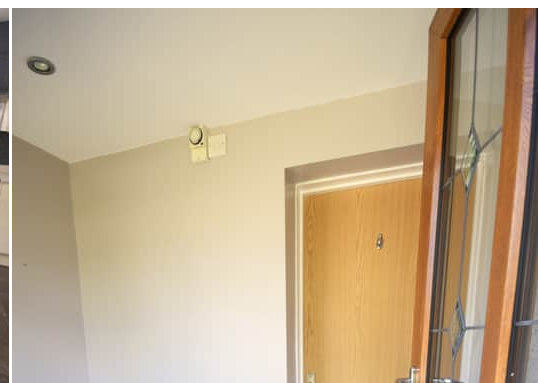
First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 138.9 sq. metres (1494.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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