



73 LAWFORD LANE

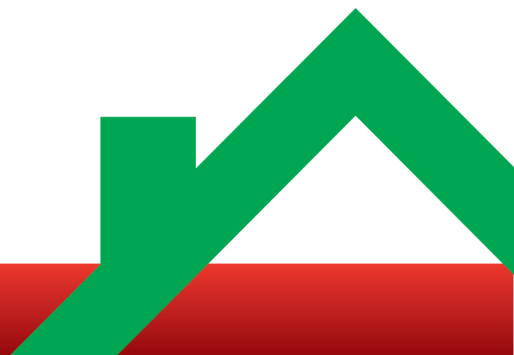
RUGBY
WARWICKSHIRE
CV22 7JS

Offers Over £220,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate agents are delighted to offer for sale this improved and well presented three bedroom mid terrace home situated in the popular residential area of Bilton, Rugby.

The property is conveniently located for all amenities and Bilton village has a comprehensive range of facilities available to include a hosts of independent shops, supermarkets, hot food take away outlets, post office and public houses.

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, lounge with feature fireplace, dining room and a fitted kitchen with door opening onto the rear garden.

To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a modern white three piece white suite.

The property is of standard brick built construction with a tiled roof and benefits from Upvc double glazing, gas fired central heating to radiators and all mains services connected.

Externally, there is ample off-road parking to the front for several vehicles, and an enclosed rear garden which is laid to lawn, has a raised timber deck seating area providing an ideal al fresco dining/entertaining space and a useful brick- built storage shed. There is pedestrian access to the side.

Offered for sale with no onward chain, early vieiwng is considered essential.

Gross Internal Area: approx. 89m² (958ft²).

AGENTS NOTES

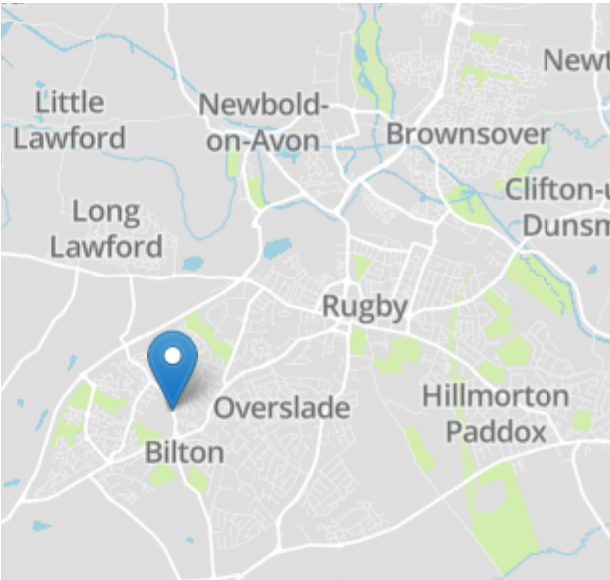
Local Authority: Rugby Borough Council
Council Tax Band: 'B'

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

- **A Mature Three Bedroom Mid Terrace Home**
- **Lounge with Feature Fireplace, Dining Room**
- **Fitted Kitchen**
- **First Floor Bathroom with White Suite**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Ample Off Road Parking**
- **No Onward Chain, Early Viewing is Considered Essential**



ROOM DIMENSIONS

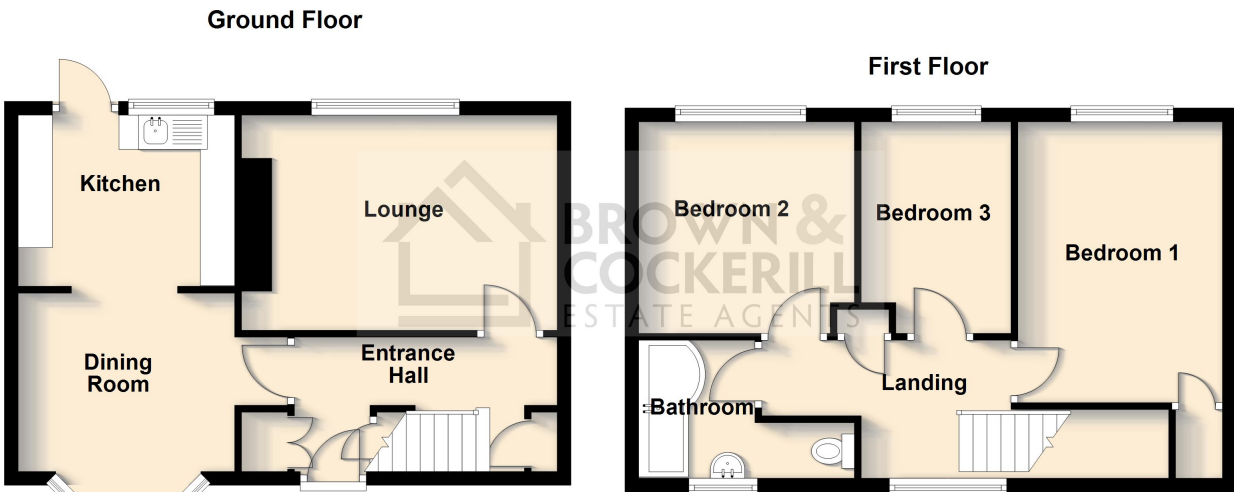
Ground Floor

- Entrance Hall**
12' 7" x 6' 5" (3.84m x 1.96m)
- Lounge**
15' 1" x 10' 3" (4.60m x 3.12m)
- Dining Room**
10' 4" x 8' 6" (3.15m x 2.59m)
- Kitchen**
10' 4" x 8' 2" (3.15m x 2.49m)

First Floor

- Bedroom One**
13' 8" x 9' 8" (4.17m x 2.95m)
- Bedroom Two**
10' 9" x 10' 4" (3.28m x 3.15m)
- Bedroom Three**
10' 9" x 7' 3" (3.28m x 2.21m)
- Bathroom**
10' 4" max. x 5' 6" (3.15m max. x 1.68m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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		

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.