



49 LAWFORD ROAD

£225,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2EB



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three storey four bedroom mid terraced townhouse conveniently located within walking distance of Rugby town centre. The property is of standard brick built construction with a tiled roof.

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 also easy commuter access to the M1/M6/A5 and A14 road and motorway networks.

In brief, the spacious accommodation is set over three floors and comprises of an entrance porch, lounge with feature fireplace, separate dining room with timber fire surround, fitted kitchen/breakfast room and ground floor cloakroom w.c.

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

To the second floor there is a further double bedroom.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, the property has an enclosed and low maintenance rear garden with a decked area and paved patio. To the front, is a walled fore garden with a paved pathway leading to the front entrance door.

Early viewing is highly recommended and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 87 m² (936 ft²).

AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1,000 pcm approx.

What3Words: ///hints.scared.lake

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 Storey Four Bedroom Townhouse**
- **Conveniently Located within Walking Distance of Rugby Town Centre**
- **Lounge with Feature Fireplace and Separate Dining Room**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Early Viewing is Highly Recommended**
- **No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

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

ROOM DIMENSIONS

Ground Floor

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

Dining Room

12' 0" x 11' 10" (3.66m x 3.61m)

Kitchen/Breakfast Room

15' 1" x 8' 4" (4.60m x 2.54m)

First Floor

Bedroom Two

18' 9" x 10' 0" (5.71m x 3.05m)

Bedroom Three

11' 9" x 9' 0" (3.58m x 2.74m)

Bedroom Four

10' 4" x 8' 5" (3.15m x 2.57m)

Bathroom

Second Floor

Bedroom One

14' 2" x 14' 2" (4.32m x 4.32m)

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.