



21 ASHMAN AVENUE

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9AG

£215,000 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 three bedroom end of terrace property located in the popular residential area of Long Lawford, Rugby.

There are a range of amenities available within the immediate area to include a parade of shops and stores, local supermarket, public houses, a well regarded primary school, hot food take away outlet and bus routes to Rugby town centre, Coventry and Leamington Spa.

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

In brief, the accommodation comprises of an entrance porch, entrance hall with stairs rising to the first floor; lounge with feature fireplace, fitted kitchen/breakfast room and a separate rear lobby which provides extra storage space or could be used as a utility room. .

To the first floor are three well proportioned bedrooms and a family bathroom with with separate W.C.

The property is of non-standard construction and benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a well-tended garden to the front. There is access to the side garden via a timber gate which then leads to the rear garden.

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

AGENTS NOTES

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

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 End of Terrace Home**
- **Lounge with Feature Fireplace & Access to Rear Garden**
- **Kitchen/Breakfast Room, Separate Rear Lobby**
- **First Floor Bathroom, Separate W.C.**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Well Tended Gardens to Front, Side and Rear**
- **No Onward Chain, Early Viewing Advised**



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

- Ground Floor**

Entrance Hall
7' 3" x 5' 10" (2.21m x 1.78m)

Lounge
17' 8" x 10' 7" (5.38m x 3.23m)

Kitchen/Breakfast Room
13' 3" x 10' 2" (4.04m x 3.10m)

Rear Lobby/Utility
7' 1" x 5' 0" (2.16m x 1.52m)

First Floor

Landing
9' 3" x 2' 9" (2.82m x 0.84m)
- Bedroom One**
10' 9" x 9' 7" (3.28m x 2.92m)

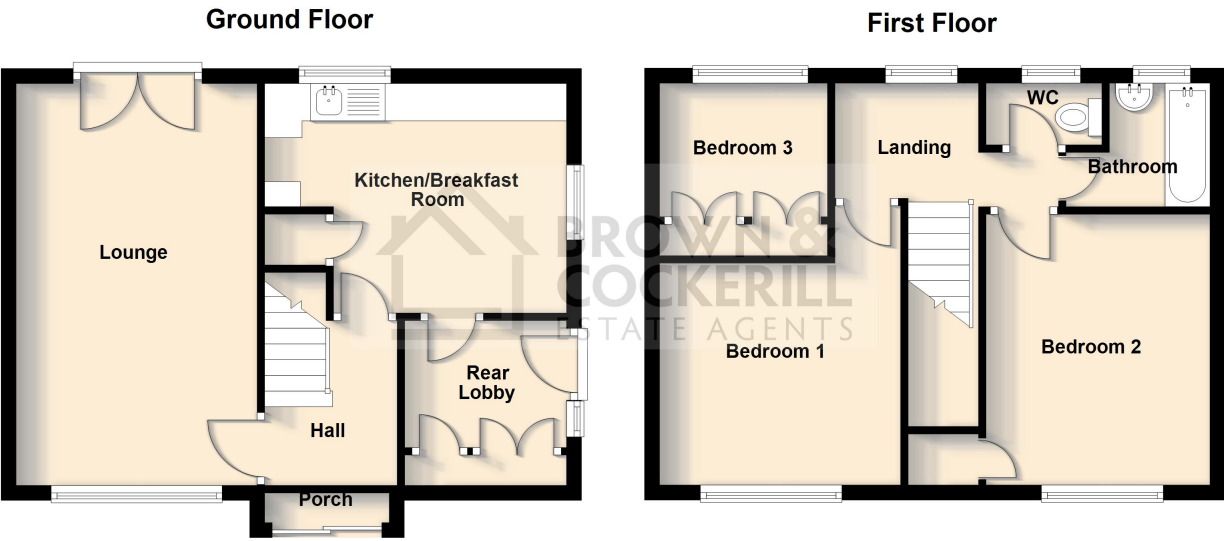
Bedroom Two
11' 11" x 10' 1" (3.63m x 3.07m)

Bedroom Three
7' 11" x 6' 1" to wardrobes (2.41m x 1.85m to wardrobes)

Bathroom
6' 7" max. x 5' 5" (2.01m max. x 1.65m)

W.C.
5' 6" x 2' 3" (1.68m x 0.69m)

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.