



17 ASHMAN AVENUE

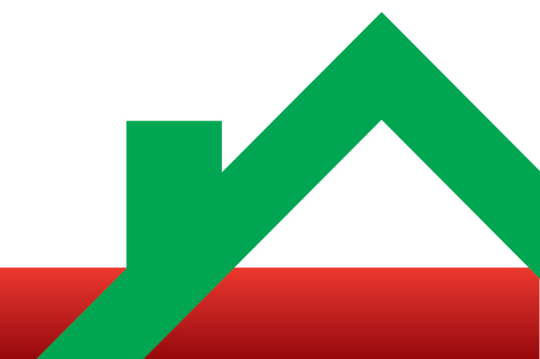
Offers Over £175,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9AG



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this non-standard construction three bedroom mid terraced 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 hall with stairs rising to the first floor; lounge/dining room with wall mounted fire and kitchen with utility area.

To the first floor are three well proportioned bedrooms and a family shower room with separate w.c.

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

Externally, there is an enclosed fore garden accessed via a wooden gate and an enclosed good sized rear garden with a timber shed.

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

Gross Internal Area: approx. 56 m² (602 ft²).

AGENTS NOTES

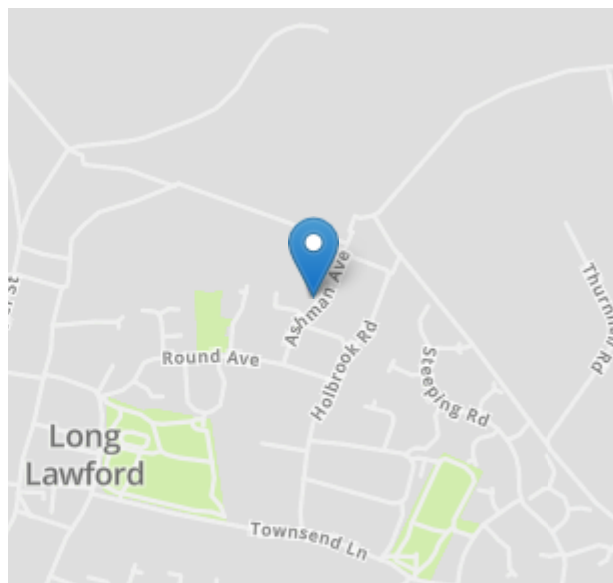
Council Tax Band 'B'.
Estimated Rental Value: £900 pcm approx.
What3Words: ///tubes.earphones.dial

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 Mid Terraced Property
- Popular Residential Location
- Lounge/Dining Room with Wall Mounted Fire
- Kitchen with Utility Area
- First Floor Shower Room with Separate W.C.
- Gas Fired Central Heating to Radiators and Double Glazing
- Enclosed Front and Rear Gardens
- Early Viewing is Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall
Lounge/Dining Room
17' 8" x 10' 7" (5.38m x 3.23m)
Kitchen
13' 5" x 10' 3" (4.09m x 3.12m)
Utility Area
7' 3" x 7' 2" (2.21m x 2.18m)
First Floor

Bedroom One
11' 11" x 10' 3" (3.63m x 3.12m)

Bedroom Two

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom Three

8' 0" x 7' 8" (2.44m x 2.34m)

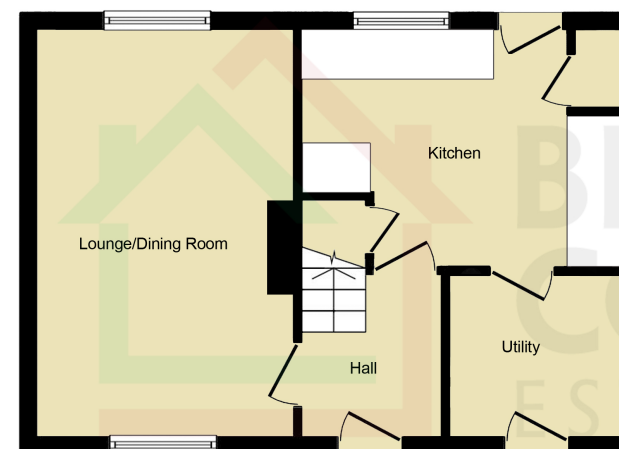
Family Shower Room

6' 10" x 5' 5" (2.08m x 1.65m)

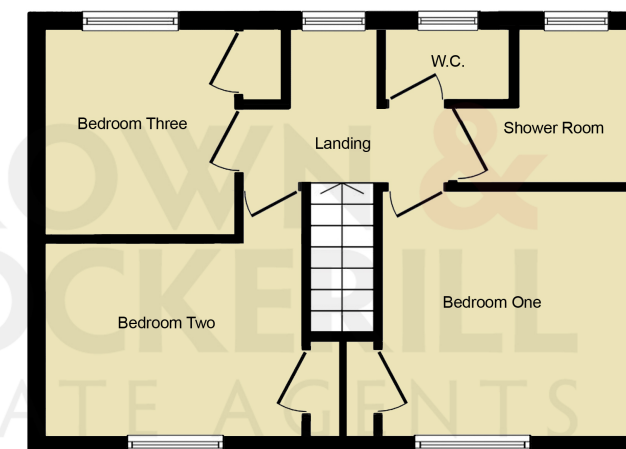
Separate W.C.

5' 6" x 2' 5" (1.68m x 0.74m)

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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.