



83 LAWFORD LANE

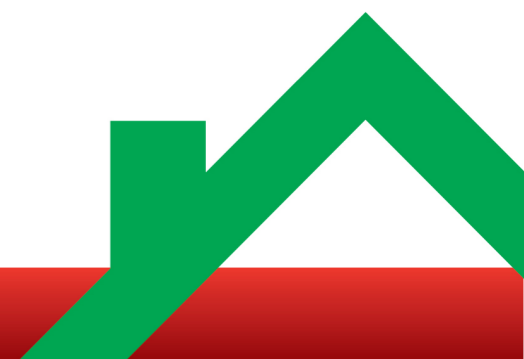
Offers Over £250,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7JS



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 semi detached property situated in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof.

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 porch, an entrance hall with stairs rising to the first floor landing and a lounge with sliding patio doors opening onto the rear garden. The kitchen/dining room has tiled flooring and a door opening onto the rear garden.

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

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

Externally, to the front of the property is a block paved driveway providing off road parking and leading to the garage which has power and lighting connected and space and plumbing for an automatic washing machine. The enclosed and generously sized rear garden is predominantly laid to lawn with a paved patio area to the immediate rear providing an ideal al fresco dining/entertaining space.

Early viewing is advised to avoid disappointment.

Gross Internal Area: approx. 86 m<sup>2</sup> (925 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'B'  
Estimated Rental Value: £1150 pcm approx.  
What3Words: ///dealings.pacemaker.payout

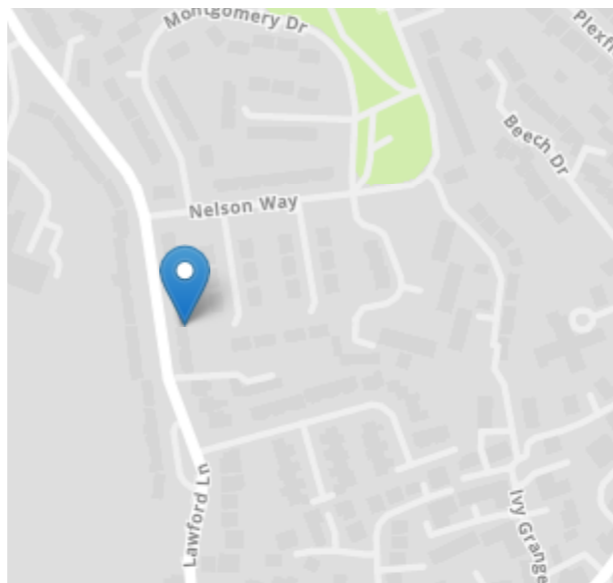
## MORTGAGE & LEGAL ADVICE

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 Semi Detached Property
- Popular Residential Location
- Lounge with Sliding Patio Doors to Rear Garden
- First Floor Family Bathroom with Modern Three Piece White Suite
- Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Garage
- Good Sized and Enclosed Rear Garden with Patio
- Early Viewing is Recommended



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

5' 1" x 2' 5" (1.55m x 0.74m)

#### Entrance Hall

14' 9" maximum x 6' 2" maximum (4.50m maximum x 1.88m maximum)

#### Lounge

14' 9" x 10' 5" (4.50m x 3.17m)

#### Kitchen/Dining Room

11' 5" x 8' 1" (3.48m x 2.46m) Kitchen Area

11' 5" x 8' 6" (3.48m x 2.59m) Dining Area

### First Floor

#### Bedroom One

14' 9" maximum x 9' 9" (4.50m maximum x 2.97m)

#### Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

#### Bedroom Three

10' 0" x 6' 9" (3.05m x 2.06m)

#### Family Bathroom

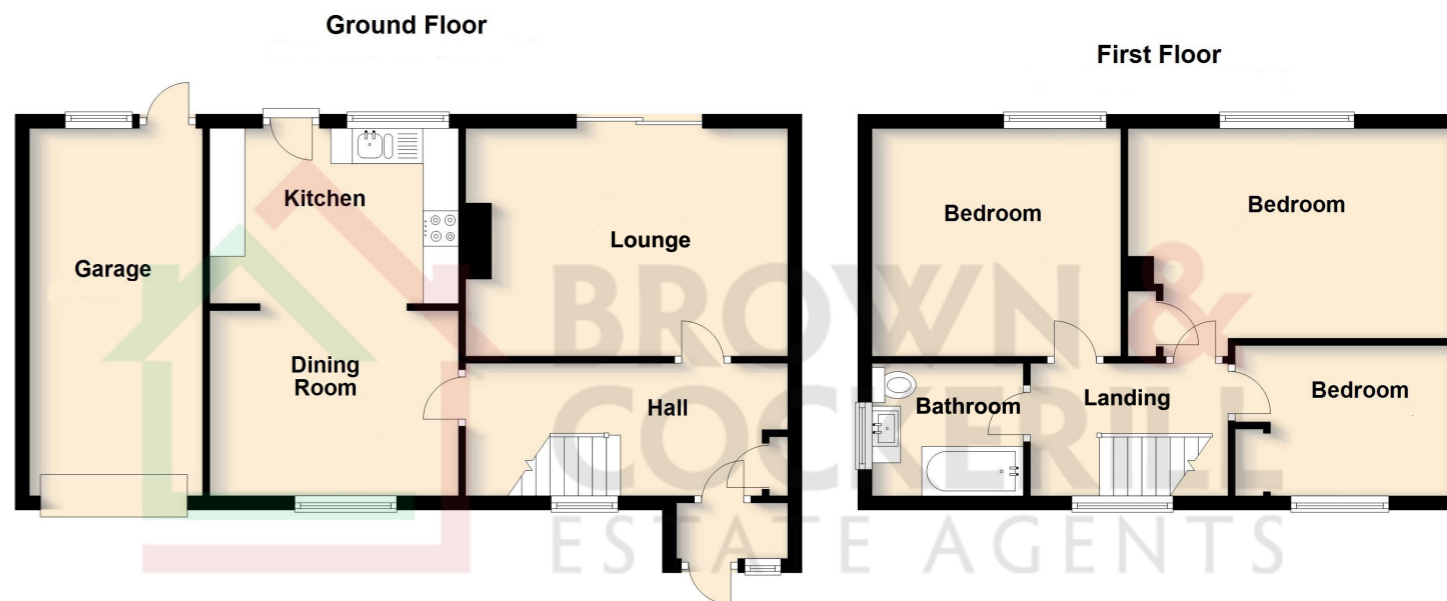
7' 1" x 6' 11" (2.16m x 2.11m)

### Externally

#### Garage

18' 6" x 8' 11" (5.64m x 2.72m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.