



203 TOWNSEND LANE

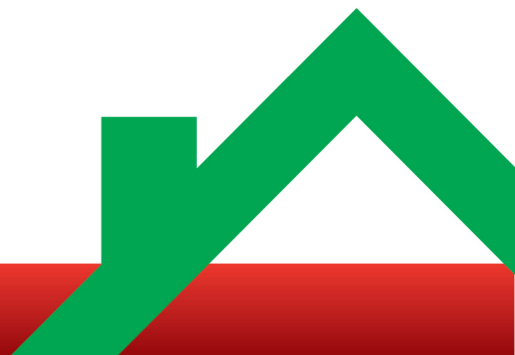
£525,000 Freehold

LONG LAWFORD
RUGBY
WARWICKSHIRE
CV23 9DE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this extended and well presented five bedroom detached property situated in the popular residential location of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof. The property also current has active planning permission for a first floor extension to the rear (Ref. R23/0935).

Long Lawford has a range of local amenities to include public houses, shop, hot food take away outlets and a church. The property was originally the village Post Office and is conveniently located next door to the Co-Op supermarket and opposite the playing field and well regarded primary school.

There is easy commuter access to the M1 and M6 midland motorway networks and Long Lawford is conveniently located for access to both Rugby and Coventry with regular bus routes. Rugby railway station offers a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The spacious accommodation is set over two floors and in brief, comprises of an entrance to the side of the home, giving access to the entrance hall with stairs rising to the first floor landing and doors off to a snug (with original Post Office safe) and there is ground floor cloakroom/w.c. fitted with a white suite. The extended kitchen/dining room has two Velux windows, French doors opening onto the rear garden and has a separate utility room with door through to garage. The spacious lounge has a feature gas fire, designed to look like a log burner, and French doors opening onto the rear garden.

To the first floor, there is an L-shaped landing with a large cupboard housing the gas fired combination central heating boiler. The master bedroom benefits from an en-suite bathroom fitted with a three piece white suite. There are four further bedrooms serviced by two family bathrooms both fitted with three piece white suites.

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

To the front of the property is a large block paved driveway providing ample off road parking for five/six vehicles and gives access to a treble garage with two electrically remote controlled insulated roller shutters, a further entrance door. There is a long and private rear garden ideal for al fresco dining and entertaining. The large patio to the immediate rear leads on to a large decked area and lawned area beyond with a workshop at the rear of the garden.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 164 m² (1765 ft²).

AGENTS NOTES

Council Tax Band 'D'.

Estimated Rental Value: £1750 pcm approx.

What3Words: ///daffodils.offshore.indeed

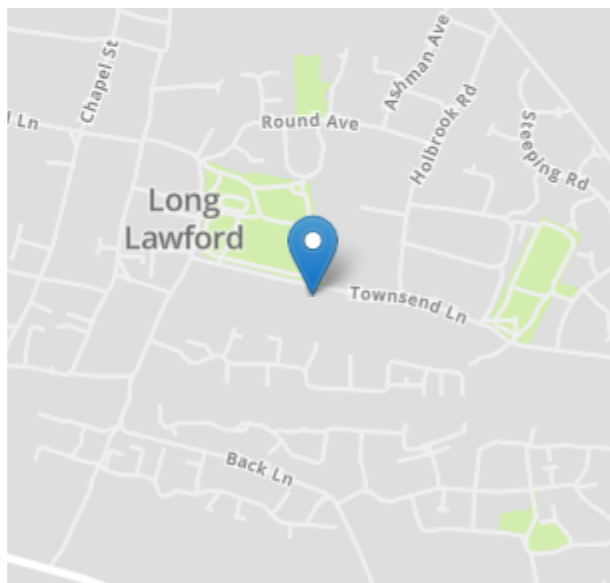
MORTGAGE & LEGAL ADVICE

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

- **An Extended and Well Presented Five Bedroom Detached Property in Popular Residential Location**
- **Ground Floor Cloakroom W.C. and Snug**
- **Kitchen/Dining Room with Separate Utility Room and Lounge with Feature Fire Place**
- **Master Bedroom with En-Suite Bathroom and Two Further Family Bathrooms**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Treble Garage and Garden Workshop**
- **Good Sized Rear Garden and Ample Off Road Parking**
- **Early Viewing is Highly Recommended**



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	83
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Entrance Hall

12' 1" maximum x 10' 2" maximum (3.68m maximum x 3.10m maximum)

Ground Floor Cloakroom/W.C.

5' 10" maximum x 6' 4" maximum (1.78m maximum x 1.93m maximum)

Snug

12' 1" x 9' 10" (3.68m x 3.00m)

Kitchen/Dining Room

20' 8" x 11' 6" (6.30m x 3.51m)

Utility Room

6' 7" x 6' 4" (2.01m x 1.93m)

Lounge

16' 5" x 13' 9" (5.00m x 4.19m)

First Floor

Landing

17' 0" x 11' 0" (5.18m x 3.35m)

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m)

En-Suite Bathroom

11' 11" x 5' 3" (3.63m x 1.60m)

Bedroom Two

14' 1" x 9' 10" (4.29m x 3.00m)

Bedroom Three

13' 10" x 9' 2" (4.22m x 2.79m)

Bedroom Four

11' 9" x 6' 6" (3.58m x 1.98m)

Bedroom Five

9' 2" x 5' 10" (2.79m x 1.78m)

Family Bathroom One

5' 10" x 7' 6" (1.78m x 2.3m)

Family Bathroom Two

4' 10" x 9' 10" (1.48m x 3.0m)

Externally

Treble Garage

24' 8" maximum x 24' 2" maximum (7.52m maximum x 7.37m maximum)

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.