



81 CHAPEL STREET

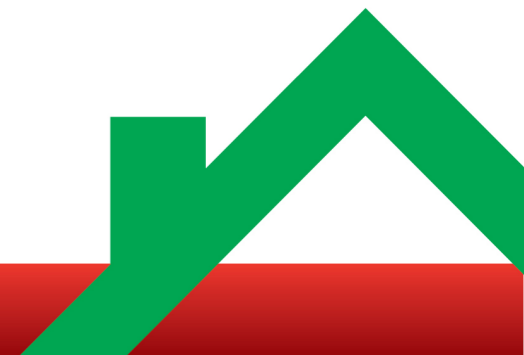
£245,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9BE



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 concrete construction two bedroom end terrace property situated 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 outlets 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 landing, lounge with feature fireplace and a fitted kitchen/dining room with a separate utility area.

To the first floor there are two well proportioned bedrooms and a family shower room fitted with a white suite.

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

Externally, there is shared access to a private driveway offering off road parking to the front of the property. The good sized, private and enclosed rear garden is predominantly laid to lawn with open countryside views and a paved patio area to the immediate rear.

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

Gross Internal Area: approx. 68 m² (731 ft²).

AGENTS NOTES

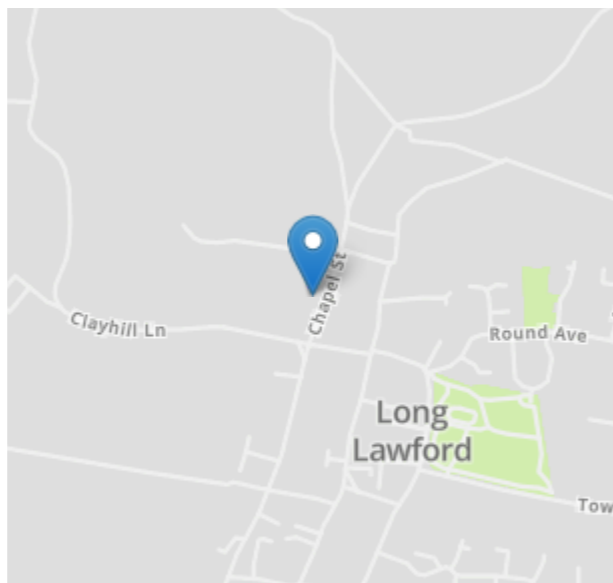
Council Tax Band 'B'.
Estimated Rental Value: £950pcm approx.
What3Words: ///challenge.slumped.fragment

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 Two Bedroom End of Terrace Property
- Popular Residential Location
- Lounge with Feature Fireplace and Kitchen/Dining Room with Utility Area
- First Floor Shower Room
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Field Views
- Garage and Off Road Parking
- Early Viewing is Advised and No Onward Chain



ROOM DIMENSIONS

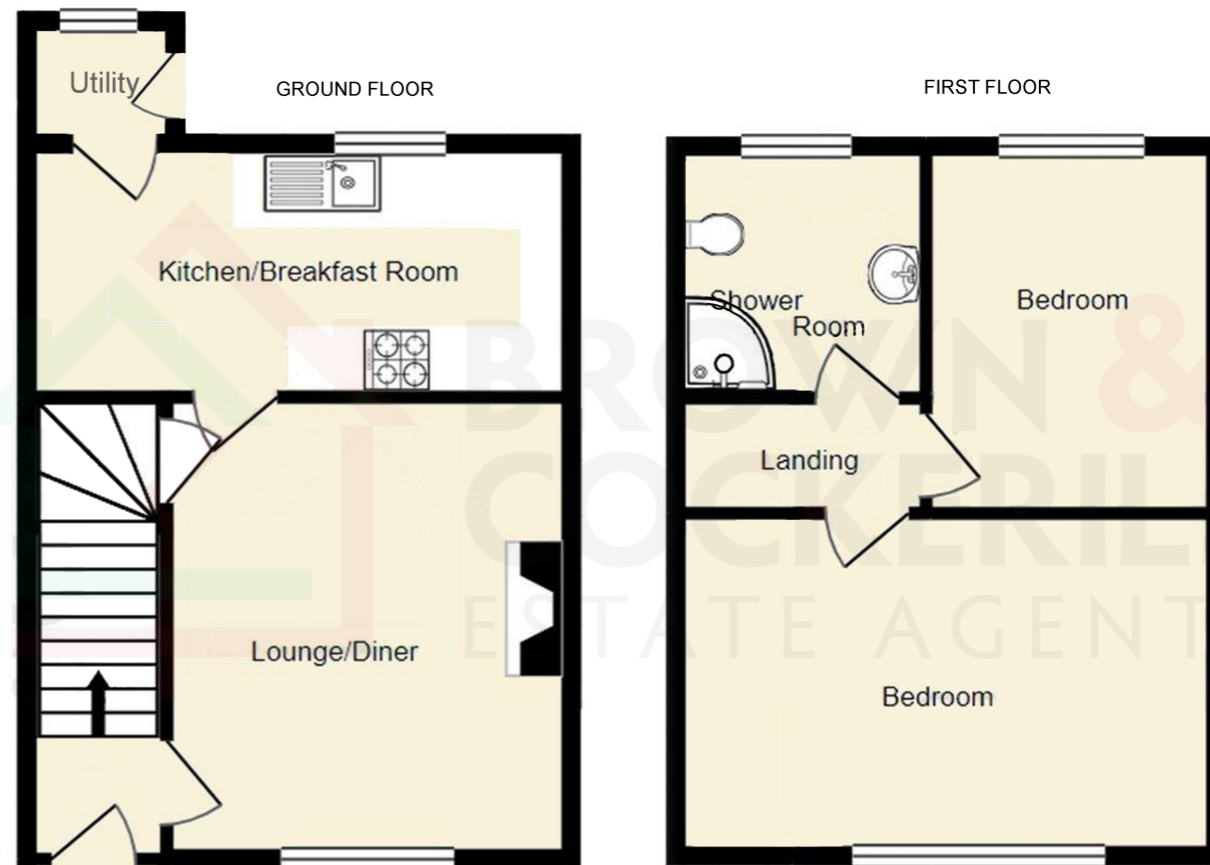
Ground Floor

- Entrance Hall Lounge**
13' 7" x 12' 5" (4.14m x 3.78m)
- Kitchen/Dining Room**
16' 2" x 7' 7" (4.93m x 2.31m)
- Utility Area**
5' 7" x 4' 8" (1.70m x 1.42m)

First Floor

- Bedroom One**
13' 3" x 10' 6" (4.04m x 3.20m)
- Bedroom Two**
10' 11" x 8' 7" (3.33m x 2.62m)
- Shower Room**
7' 10" x 7' 5" (2.39m x 2.26m)
- Externally**
Garage

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.