



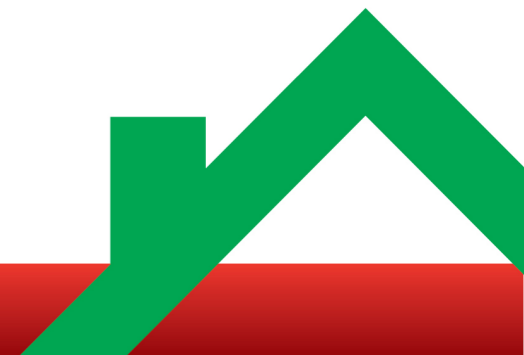
**5 GREEN CLOSE**  
LONG LAW FORD  
RUGBY  
WARWICKSHIRE  
CV23 9BS

**£239,950 Freehold**



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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## DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this standard construction brick built three bedroom semi detached home set within this no-through road within Long Lawford on the western outskirts of Rugby town centre. The property offers excellent scope and potential for improvement.

There are a range of amenities available within the immediate area to include local shops and stores, a supermarket, two public houses, excellent primary schooling and bus routes to Rugby town centre, Coventry and Leamington Spa.

In brief, the accommodation comprises of an entrance hall, through lounge/dining room, study/home office, fitted kitchen with range cooker and a separate utility room. To the first floor there are three well proportioned bedrooms and a family bathroom fitted with a white suite.

The property benefits from double glazing and gas fired central heating to radiators via a recently installed combination boiler: All mains services are connected.

Externally, to the front there is a large block-paved driveway which provides off-road parking for several vehicles along with a single garage. The rear garden is laid to lawn with paved patio area to the immediate rear and mature hedging to the rear boundary.

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

Gross Internal Area: approx. 92 m<sup>2</sup> (990 ft<sup>2</sup>).

## AGENTS NOTES

Local Authority: Rugby Borough Council  
Council Tax Band: 'C'  
All Mains Services are connected

## 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 Home**
- **Scope & Potential for Cosmetic Improvement**
- **Lounge/Dining Room with Feature Fireplace, Study**
- **Fitted Kitchen with Range Cooker, Utility Room**
- **First Floor Family Bathroom with White Suite**
- **Double Glazing, Gas Fired Central Heating to Radiators**
- **Ample Off Road Parking, Single Garage**
- **No Onward Chain, Early Viewing is Advised**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

13' 5" x 6' 0" (4.09m x 1.83m)

#### Lounge/Dining Room

24' 3" x 12' 1" max. (7.39m x 3.68m max.)

#### Study

11' 1" x 6' 6" (3.38m x 1.98m)

#### Kitchen

10' 4" x 9' 0" (3.15m x 2.74m)

#### Utility Room

7' 1" x 5' 11" (2.16m x 1.80m)

### First Floor

#### Landing

8' 7" x 5' 11" (2.62m x 1.80m)

### Bedroom One

11' 9" x 9' 11" (3.58m x 3.02m)

### Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m)

### Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

### Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)

### Externally

#### Garage

19' 0" x 8' 1" (5.79m x 2.46m)

## 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>		82
(69-80)	<b>C</b>	69	
(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.