





















50 LAWFORD LANE

BILTON
RUGBY
WARWICKSHIRE
CV22 7JS

Offers Over £170,000 Freehold

12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill are delighted to offer for sale this two bedroom semi detached property which is in need of modernisation and is located in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from mains services being connected, with the exception of gas.

There are a comprehensive range of amenities available within the immediate area to include a parade of local shops and stores, public houses, churches of several denominations and excellent schooling for all ages.

The property is conveniently situated for commuter access to the Midland motorway and road networks with Rugby railway station operating a regular intercity mainline service to Birmingham New Street and London Euston within the hour.

The accommodation is set over two floors and in brief, comprises of an entrance porch giving access to the entrance hall with stairs rising to the first floor landing. There is a lounge and separate dining room and kitchen with space and plumbing for appliances and a door to the rear garden. The ground floor bathroom has a separate w.c.

To the first floor, the landing has doors off to two well-proportioned bedrooms.

The property benefits from electric heating.

Externally, to the front is a generously sized fore garden which is laid to lawn and enclosed by a low level brick wall and garden gates. There is a dropped curb giving potential to create off road parking. The rear garden is in need of cultivation and is enclosed by timber fencing to the boundaries.

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

Gross Internal Area: approx. 78 m² (839 ft²).

AGENTS NOTES

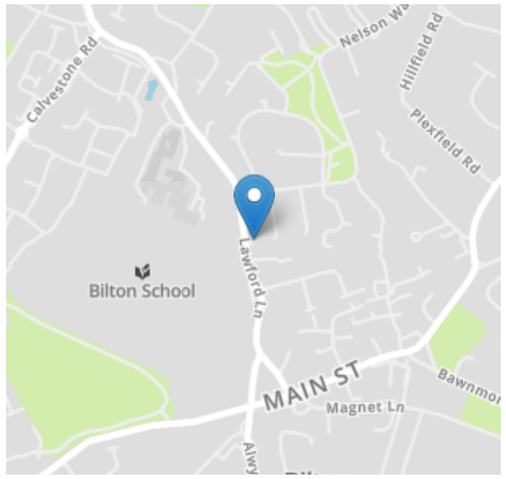
Council Tax Band 'B'.
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MORTGAGE & LEGAL ADVICE

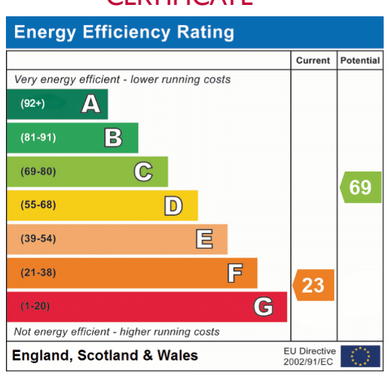
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Semi Detached Property in Need of Modernisation**
- **Popular Residential Location**
- **Lounge and Separate Dining Room**
- **Kitchen with Space and Plumbing for Appliances**
- **Ground Floor Bathroom with Separate W.C.**
- **Electric Heating**
- **Gardens to Front and Rear**
- **Early Viewing is Highly Recommended, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

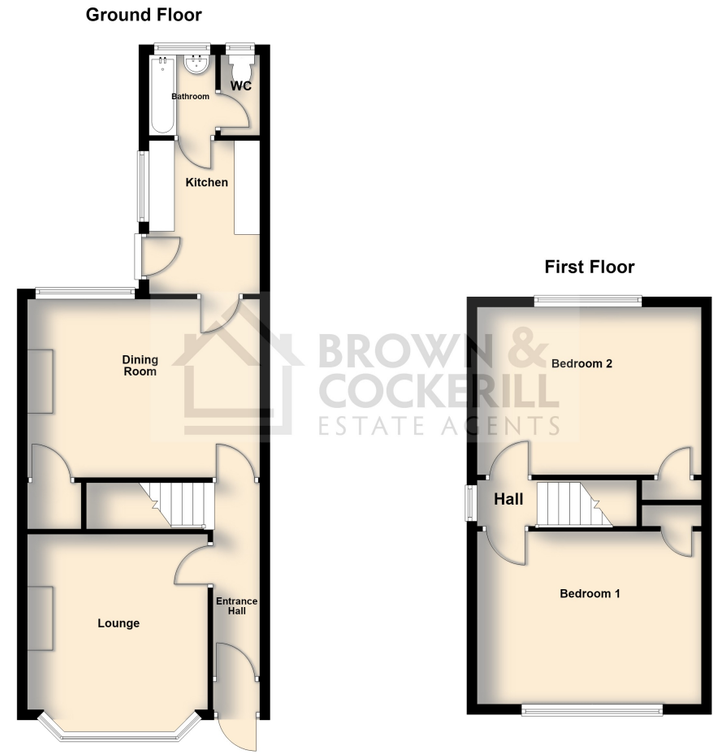
Entrance Porch
3' 0" x 1' 10" (0.91m x 0.56m)
Entrance Hall
12' 6" x 2' 11" (3.81m x 0.89m)
Lounge
13' 1" x 10' 10" (3.99m x 3.30m)
Dining Room
14' 4" x 11' 6" (4.37m x 3.51m)
Kitchen
9' 11" x 7' 2" (3.02m x 2.18m)

Family Bathroom
5' 11" x 4' 5" (1.80m x 1.35m)
W.C.
5' 7" x 2' 9" (1.70m x 0.84m)

First Floor

Landing
Bedroom One
14' 4" x 10' 11" (4.37m x 3.33m)
Bedroom Two
14' 4" x 11' 6" (4.37m x 3.51m)

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 vendorâ€™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.