



52 ROUND AVENUE

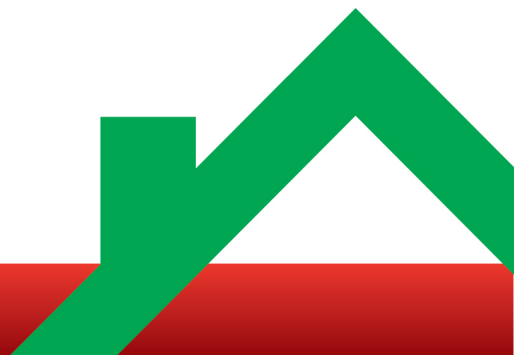
Offers Over £180,000 Freehold

LONG LAW FORD
RUGBY
WARWICKSHIRE
CV23 9AF



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom mid terraced property located in the sought after village of Long Lawford, Rugby. The property is of standard brick built construction with a tiled roof and benefits from having all mains services connected.

Long Lawford has a range of local amenities to include public houses, Co-Op supermarket, hot food takeaway outlets, church and a well-regarded primary school. The property has views over the recreational park and green space.

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 operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and has a useful under stairs storage cupboard. The open plan lounge/dining room has a feature fireplace and there is a conservatory with tiled flooring and French doors giving direct access to the rear garden. The fitted kitchen has space and plumbing for appliances and houses the wall mounted gas fired central heating boiler.

To the first floor, the landing has two useful storage cupboards, one housing the hot water tank and there are doors off to two well-proportioned bedrooms, both with storage cupboards. Bedrooms are serviced by the family shower room that is fitted with a modern white suite to include a shower enclosure, vanity unit with inset wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators and is double glazed throughout.

Externally, there is a fore garden laid to lawn with on street parking and further unallocated resident parking to the rear of the property. The enclosed rear garden enjoys a private aspect and is predominantly laid to lawn with a patio area to the immediate rear, pathway to the timber gate giving direct pedestrian access to the unallocated parking area and there is also a garden shed.

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

Gross Internal Area: approx. 61 m² (656 ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £950 pcm approx.
What3Words: ///chosen.units.offshore

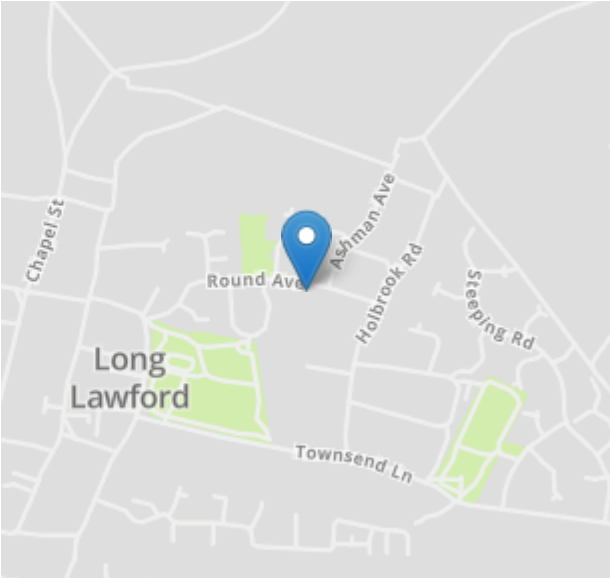
MORTGAGE & LEGAL ADVICE

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 Mid Terraced Property
- Sought After Village Location
- Lounge/Dining Room with Feature Fireplace and Conservatory
- Fitted Kitchen with Space and Plumbing for Appliances
- First Floor Family Shower Room with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Double Glazing Throughout
- Enclosed Rear Garden, On Street Parking and Unallocated Resident Parking to Rear
- Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain



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		
England, Scotland & Wales	71	77
EU Directive 2002/91/EC		

ROOM DIMENSIONS

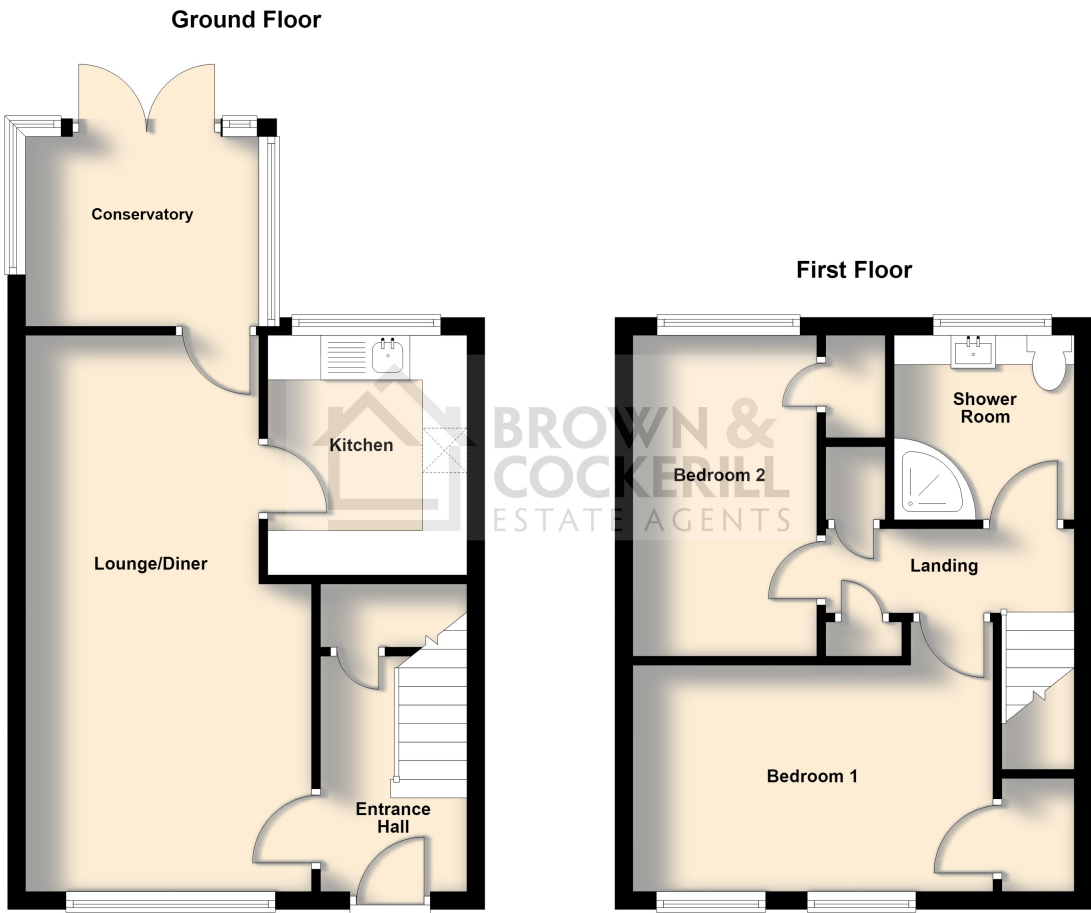
Ground Floor

Entrance Hall
7' 4" x 5' 5" (2.24m x 1.65m)
Lounge/Dining Room
20' 6" x 10' 8" (6.25m x 3.25m) reducing to 20' 6" x 8' 9" (6.25m x 2.67m)
Kitchen
8' 9" x 7' 4" (2.67m x 2.24m)
Conservatory
9' 5" x 7' 0" (2.87m x 2.13m)

First Floor

Landing
9' 5" x 2' 9" (2.87m x 0.84m)
Bedroom One
13' 1" x 9' 6" (3.99m x 2.90m)
Bedroom Two
10' 7" x 6' 9" (3.23m x 2.06m)
Family Shower Room
6' 11" x 5' 7" (2.11m x 1.70m)

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.