



Connells

Redhill Road
Long Lawford Rugby

Redhill Road
Long Lawford Rugby CV23 9DZ

for sale offers in excess of
£200,000



Property Description

***CALLING ALL FIRST TIME BUYERS,
ONWARD COMPLETE CHAIN***

Connells are pleased to bring to market the opportunity to own this delightful two bedroom home on Redhill Road in Long Lawford, Rugby. In brief, this property comprises of; entrance hall, downstairs WC, generous lounge, kitchen, two bedrooms and a family bathroom. Externally, there is a lovely rear garden and allocated parking for one vehicle, plus further on street parking to the front.

Long Lawford is ideally located for access into Coventry, Leamington Spa and Rugby. The village itself offers some excellent local amenities within close proximity, including a Co-op supermarket, hairdressers, pubs, public houses and the highly regarded Long Lawford Primary School. The stunning surrounding countryside provides many great hiking trails, including those along the Oxford Canal.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

Front Of Property

Upon approach there is a greenery area to the front, the main entrance to the front leads onto;

Entrance

A welcoming entrance hall with a built in understairs storage cupboard, and stairs rising to the first floor landing.

Downstairs Cloakroom

With low level WC and sink.

Lounge

Featuring a single door leading to the rear garden and window to the rear aspect.

Kitchen

Featuring a range of wall and mount base units, with integrated appliances including an oven, four electric hob and extractor fan. There is additional appliance space for a fridge freezer, dish washer and washing machine. Window to the front aspect.

Landing

First floor landing with a loft hatch providing loft access.

Bedroom One

Spacious master bedroom featuring space for a wardrobe and window to the rear aspect.

Bedroom Two

Featuring a built in wardrobe and two windows to the front aspect.

Bathroom

With built in bath and shower over, low level WC and sink.

Parking

This property comes with allocated parking for one vehicle, plus further on street parking to the front on a first come first serve basis.

Rear Of Property

A well maintained, lovely rear garden laid to lawn with patio area and a gate for rear access.

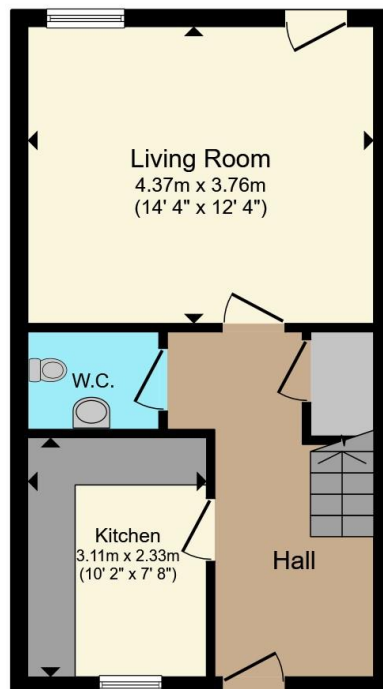
Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

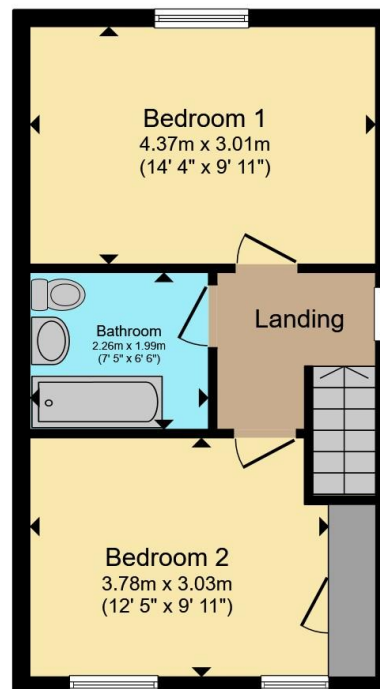








Ground Floor



First Floor

Total floor area 71.9 m² (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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E Rugby@connells.co.uk

25 Regent Street
RUGBY CV21 2PE

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108258



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY108258 - 0003