



Ellis Brooke



39 Steeping Road

Long Lawford, Rugby, CV23 9SG

Asking price £195,000



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Summary

An ideal first time buyer or investor property located within the popular village of Long Lawford on the south side of Rugby. The property has no onward chain and benefits from; two double bedrooms, lounge diner, private rear garden, parking, kitchen and bathroom.

Location

Sitting just 2 miles outside Rugby town centre and train station the village offers many amenities including, local schools, pubs, shops and pubs. There are plenty of walks close by and is nicely positioned for people working in Leamington Spa, Warwick and Coventry.

Entrance Hall

9'7 x 5'11 (2.92m x 1.80m)

Enter via obscure glazed door. Double radiator. Window to front elevation. Doors to further accommodation. Stairs to first floor.

Kitchen

9'6 x 5'5 (2.90m x 1.65m)

With a range of base and eye level units and roll top worksurfaces. Built in four ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Built in sink with drainage board and mixer tap. Window to front elevation.

Lounge/Diner

14'1 x 11'9 (4.29m x 3.58m)

Double radiator. Sliding doors to garden. Coving to ceiling.

Landing & Stairs

Window to side elevation. Loft hatch.

Bedroom One

8'3 x 11'10 (2.51m x 3.61m)

Window to front elevation. Single radiator. Built in cupboard.

Bedroom Two

8'9 x 11'8 (2.67m x 3.56m)

Single radiator. Window to rear elevation.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

Single bath with mixer tap and shower attached. Wash hand basin with pedestal and separate taps. Low flush WC. Tiled walls. Radiator. Extractor fan. Tiled floor.

Rear Garden

Patio area. Lawned area. Boundary wall and gate to side and parking. Fencing to the left boundary and herbaceous borders.

Parking

Off road parking to the side of the property.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate

Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



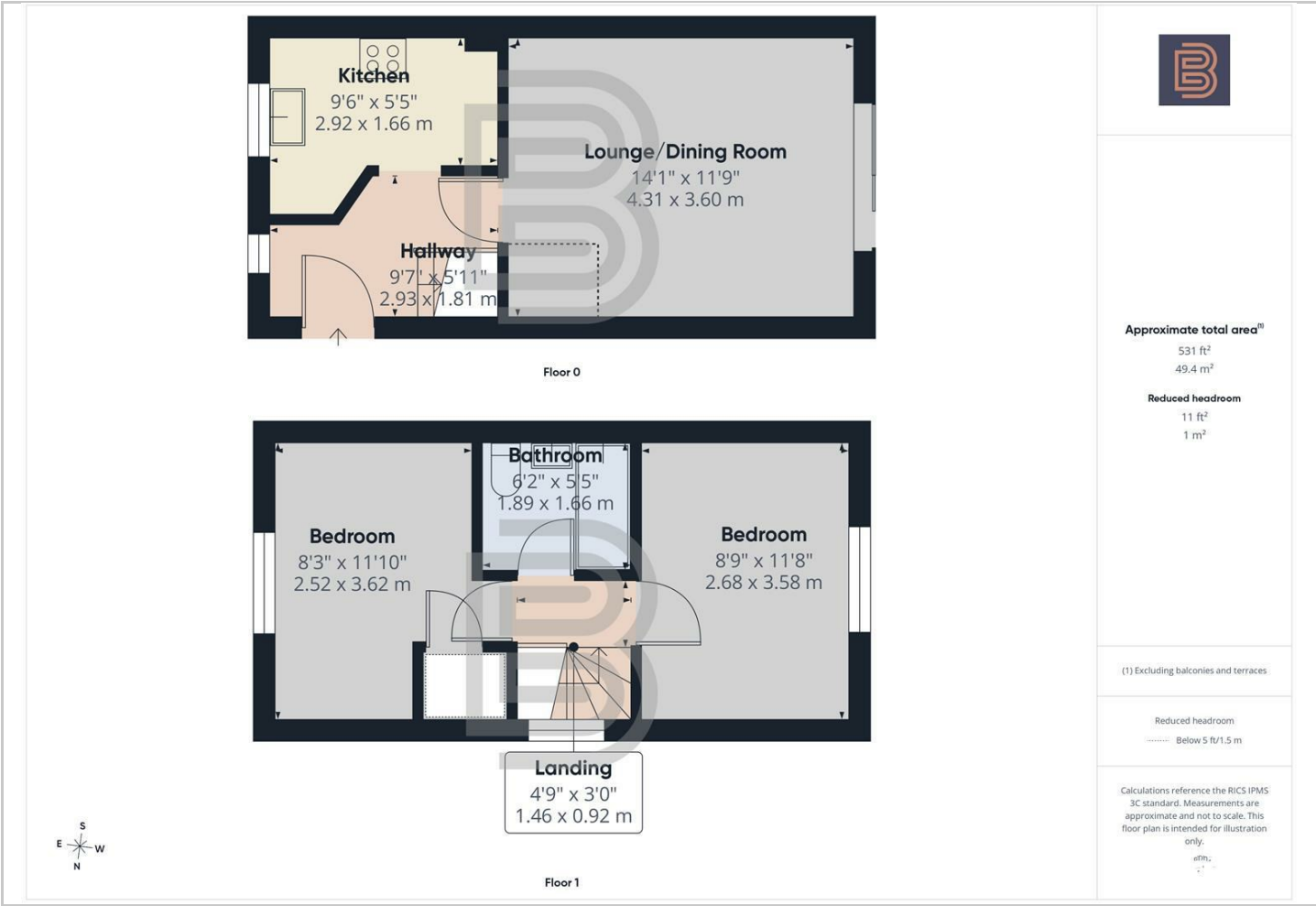
Hybrid Map



Terrain Map



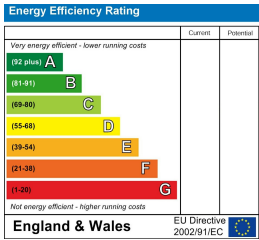
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

