

22 Chapel Street, Long Lawford, Rugby, Warwickshire, CV23 9BH

HOWKINS & HARRISON

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Long Lawford, Rugby,
Warwickshire, CV23 9BH

Offers in Excess of: £200,000

A delightful, two bedroom mid terrace property situated in a quiet location in the village of Long Lawford, offering well presented accommodation throughout, featuring a spacious open plan kitchen/diner, two double bedrooms and a modern ground floor shower room.

Features

- Popular residential location
- Sitting room
- Open plan kitchen/dining room
- Two well proportioned double bedrooms
- Modern ground floor shower room
- UPVC double glazing
- Off-road vehicular parking to the front of the property
- Enclosed rear garden







Location

Long Lawford is a vibrant village in the Rugby borough of Warwickshire and is located just to the west of Rugby town. The property sits on the western edge of the village with excellent access to walks and bridle paths. The King George V playing field provides a good range of play equipment and facilities for children of all ages, and the Memorial Hall on Railway Street acts as a hub for social events and activities. There is a good local store, two public houses and a primary school. Further primary and secondary schooling is available in nearby Rugby and includes both state and independent schools. Rugby town also offers a good range of facilities and amenities, including shops, restaurants, bars, and leisure facilities. Long Lawford is well situated for the commuter with easy access to the motorway and trunk road networks, including the A45, M1, and M6. Rugby Railway Station offers a frequent high speed service to London Euston in just under 50 minutes.









Ground Floor

The property opens into a useful entrance porch, which leads into a welcoming sitting room overlooking the front aspect. From here, a door opens into the open-plan kitchen/dining room, creating an ideal space for both everyday living and entertaining. The dining area is comfortably carpeted and flows seamlessly into the bright and airy kitchen, which benefits from a Velux skylight, a glazed door opening onto the rear garden, and an additional side window allowing for an abundance of natural light. The kitchen is fitted with a modern range of high-gloss white wall and base units, complemented by work surfaces and tiled flooring. Accessed from the kitchen is a modern ground floor shower room, fitted with a white suite comprising a double shower enclosure, wash hand basin, WC and a chrome heated towel radiator. Stairs rise from the dining area to the first floor.

First Floor

The first floor offers two well-proportioned double bedrooms, with the principal bedroom overlooking the front elevation and the second enjoying pleasant views over the rear garden.

Outside

To the front of the property, a paved pathway leads to the entrance door, adjacent to which is a parking area for two vehicles. The rear garden is mainly laid to lawn and enclosed by timber fencing, creating a private outdoor space ideal for relaxing or entertaining. A timber garden shed is positioned at the rear, offering useful additional storage.

Agents Note

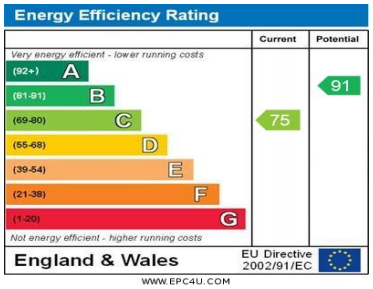
Please note that some images within this brochure include AI-generated furniture for illustrative purposes only. These images are intended to demonstrate the potential layout, scale and appearance of certain unfurnished rooms.

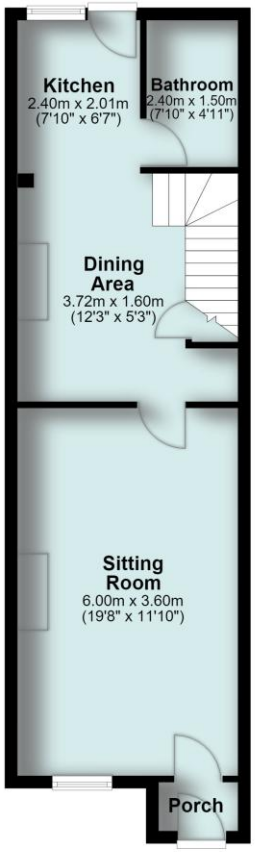
Viewing
Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

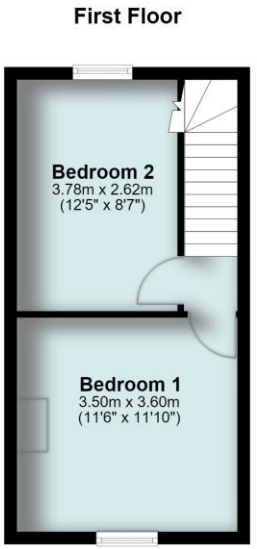
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.







Total area: approx. 66.6 sq. metres (716.9 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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