



# Ellis Brooke



## 30 Main Street

Long Lawford, Rugby, CV23 9AZ

**Asking price £195,000**



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## Summary

A nicely presented two bedroom cottage in the popular village of Long Lawford is available with no onward chain. It has been updated throughout with a refitted kitchen and bathroom, new flooring, double glazed windows and a modern combi boiler. The property also has a good sized garden and two comfortable bedrooms, making it a practical choice for first time buyers, downsizers or anyone looking for a manageable home in a well connected village.

## Location

Long Lawford is a well connected Warwickshire village with local shops, pubs and a strong sense of community. Just a short drive from Rugby and Rugby Train station it combines countryside surroundings with access to schools, transport links and leisure facilities, making it a practical choice for families, commuters and downsizers.

## Entrance hall

Enter via obscure glazed wooden door. Laminate flooring. Stairs to first floor. Door into:

## Lounge

11'11 x 11'3 (3.63m x 3.43m)

With a continuation of the laminate flooring. Double glazed window to the front elevation. Radiator. Telephone point. TV point. Door into:

## Kitchen/Breakfast room

10'2 x 14'5 (3.10m x 4.39m)

With a continuation of the laminate flooring. A range of base and eye level units and roll top work surfaces. Built in sink with drainage board and mixer tap. Built in oven, hob and extractor fan. Space and plumbing for washing machine. Double glazed window to rear elevation. Cupboard housing combi boiler. Further understairs cupboard. Radiator. Door into:

## Rear lobby

Door into garden. Door into:

## Bathroom

6'1 x 5'7 (1.85m x 1.70m)

Single bath with shower over and shower screen attached, Sink with mixer tap and low flush wc built into vanity unit. Radiator. Obscure double glazed window to the rear elevation.



## Landing

Doors to further accommodation.

## Bedroom one

12'0 x 11'5 (3.66m x 3.48m)

Double glazed window to the front elevation.

Radiator. Storage cupboard.

## Bedroom two

10'3 x 8'11 (3.12m x 2.72m)

Double glazed window to the rear elevation.

Radiator.

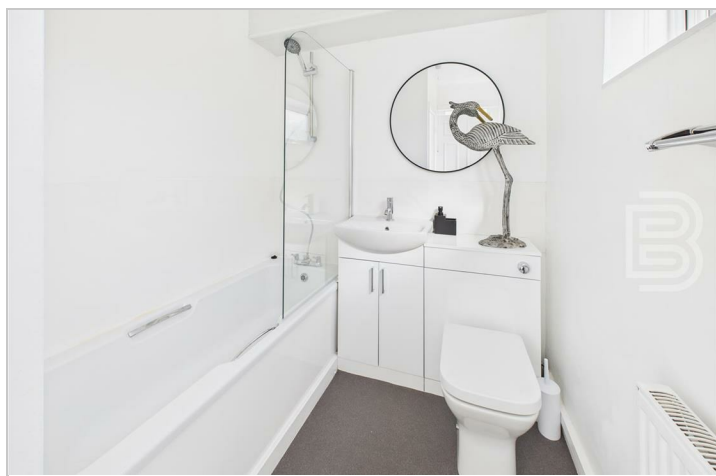
## Rear garden

Mainly laid to lawn with a patio area. Fencing to boundaries and pathway leading to side access and gate,

## 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



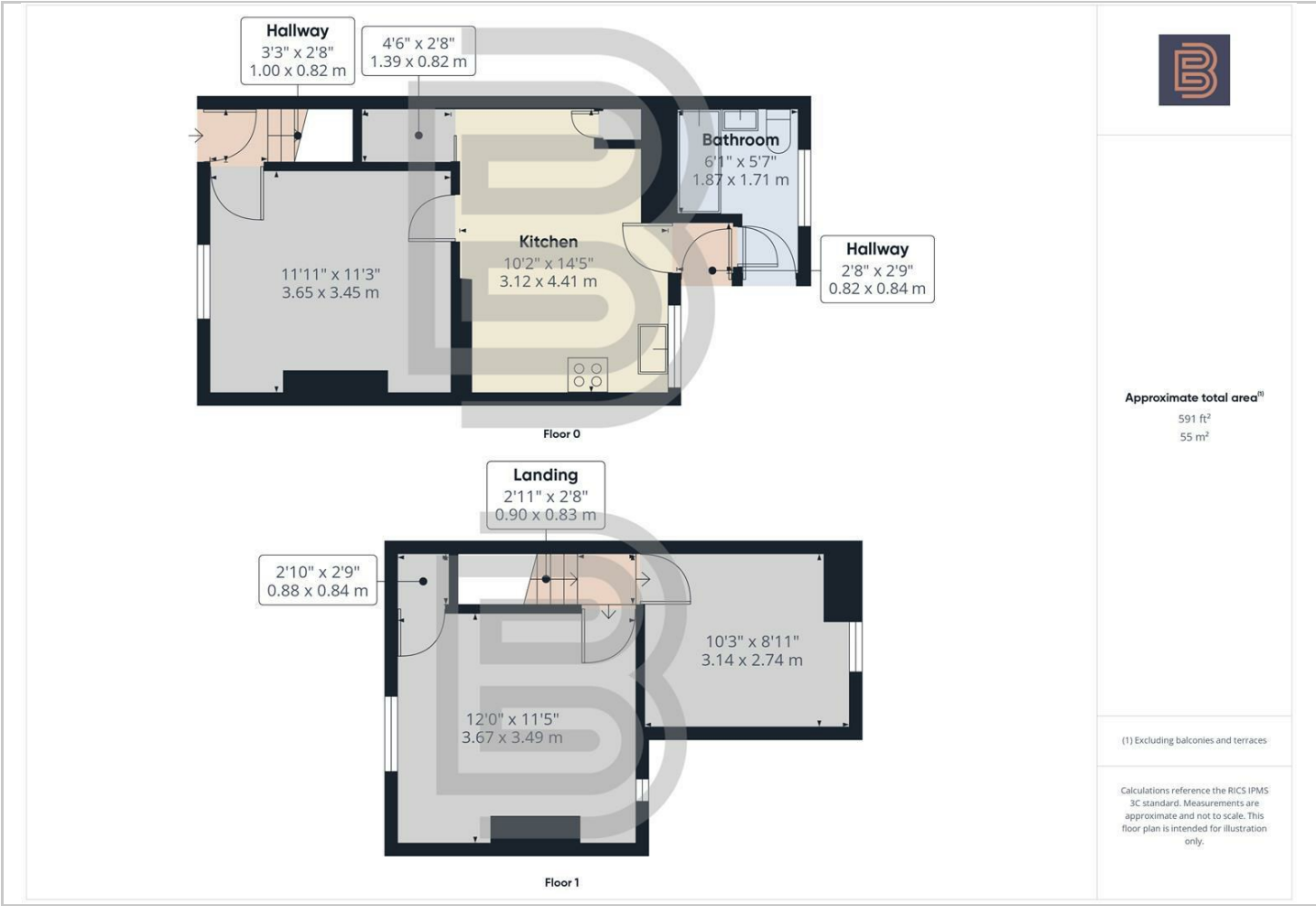
Hybrid Map



Terrain Map



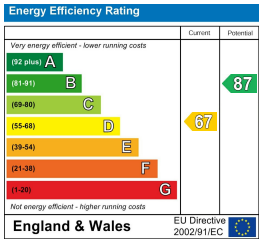
Floor Plan



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



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