



EDWARD KNIGHT
ESTATE AGENTS

35 WEAVER DRIVE, LONG LAWFORD, RUGBY, CV23 9SR

OFFERS OVER £215,000





PROPERTY SUMMARY

We are delighted to offer for sale this perfectly kept, fully refitted two bedroom mid mews property located on a quiet cul-de-sac in Long Lawford, perfect for first time buyers or investors.

In brief the accommodation comprises of entrance hall, refitted modern kitchen and lounge/dining room, To the first floor, there are two double bedrooms and a bathroom with a three piece modern suite. Externally the property boasts a private low maintenance rear garden and ample off road parking for up to three cars.

This property is being offered with no onward chain. Viewing is highly recommended please call Edward Knight's Rugby offices to book an appointment.

LOCATION

Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a convenience store. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restaurants and bars, as well as the famous Rugby School, where the sport was played for the very first time.



The town's many attractions include the Webb Ellis Rugby Football Museum, Rugby Art Gallery and Museum, Swift Valley Nature Reserve, St Maries Church and the World Rugby Hall of Fame.

For family days out, there's plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trails and water sports Just a little further away is Coombe Country Park. Another great place to visit for a breath of fresh air, here you will find 500 acres of gardens, woods and lakeland, ideal for a walk with the family or a quiet picnic.

ENTRANCE HALL

5' 8" x 5' 5" (1.73m x 1.65m)

KITCHEN

6' 0" x 9' 11" (1.83m x 3.02m)

LIVING/DINING ROOM

14' 0" x 11' 10" (4.27m x 3.61m)

FIRST FLOOR**BEDROOM ONE**

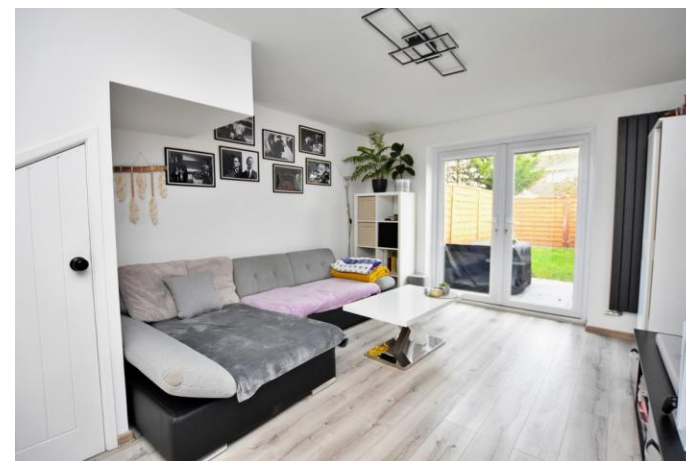
8' 10" x 11' 10" (2.69m x 3.61m)

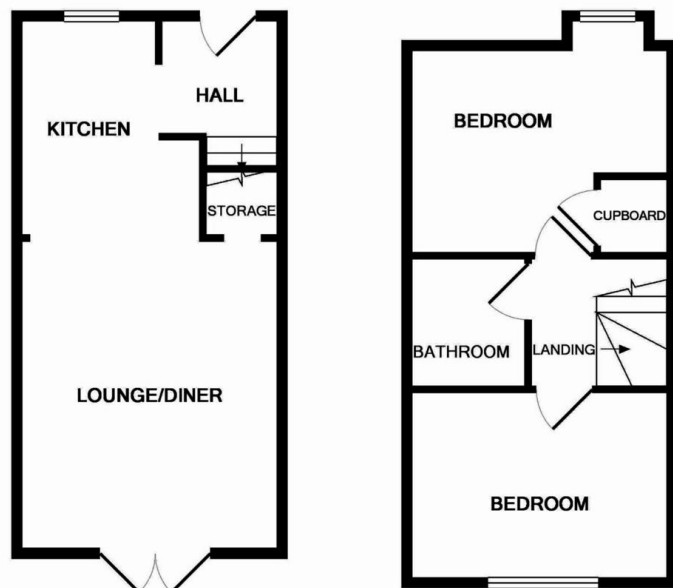
BEDROOM TWO

9' 1" x 11' 9" (2.77m x 3.58m)

BATHROOM

5' 5" x 5' 11" (1.65m x 1.8m)





TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		