



EDWARD KNIGHT
ESTATE AGENTS

37 STEEPING ROAD, LONG LAWFORD, RUGBY, CV23 9SS

£200,000





PROPERTY SUMMARY

We are delighted to offer for sale this two-bedroom semi-detached home with no onward chain, located in the highly sought-after area of Long Lawford, Rugby. The property is ideally positioned within easy reach of local amenities, parks, and well-regarded schools, making it an excellent choice for professionals, first-time buyers, or investors.

The accommodation briefly comprises an entrance hall, kitchen, and a spacious lounge/dining room. To the first floor, there are two double bedrooms and a family bathroom. Externally, the property benefits from a private rear garden and off-road parking for up to three vehicles.

This home is being sold with no onward chain, and viewing is highly recommended. Please contact Edward Knight's Rugby office to arrange your 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 such as canoeing, sailing and boarding. It's also a popular place for fishing and bird watching. Just a little further away (7.2 miles from Longford Manor) 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.

GROUND FLOOR

ENTRANCE HALL

KITCHEN

9' 8" x 5' 4" (2.95m x 1.63m)

LOUNGE/DINING ROOM

14' 1" x 11' 8" (4.29m x 3.56m)

FIRST FLOOR

BEDROOM ONE

11' 8" x 8' 8" (3.56m x 2.64m)

BEDROOM TWO

9' 5" x 8' 4" (2.87m x 2.54m)

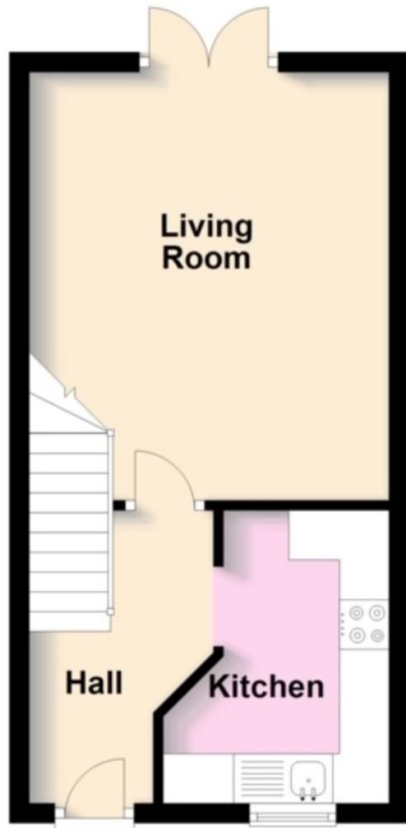
BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)



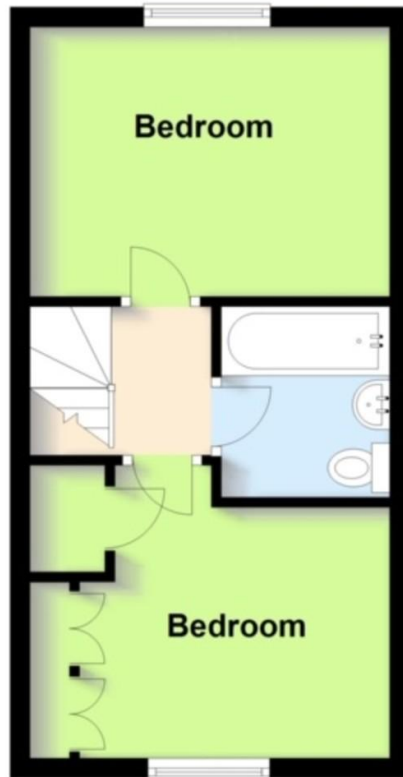
Ground Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 53.7 sq. metres (577.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC