



46 Ashman Avenue, Rugby, CV23 9AG

Guide price £210,000





46 Ashman Avenue

Rugby, CV23 9AG

- No Onward Chain
- Three Bedrooms
- Stylish Bathroom
- Large Garden
- Close to Village Amenities
- Mid Terrace
- Modern Kitchen/Diner
- New Ground Floor WC
- Close to Long Lawford Primary School
- EPC Rating C

Dreaming of that glorious garden in a quiet village? Imagining walking your children to school? Hoping for a spacious family home?

Welcome to Ashman Avenue!

An immaculate property, in the heart of Long Lawford, only a short walk away from Long Lawford Primary School, and all of the village's amenities.



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Porch

Entrance Hall

Living Room 15'11 x 10'6 (4.85m x 3.20m)

Kitchen/Diner 15'10 x 10'3 (4.83m x 3.12m)

WC 4'3 x 3'2 (1.30m x 0.97m)

Landing

Bathroom 7'6 x 5'6 (2.29m x 1.68m)

Bedroom 1 10'8 x 10'5 (3.25m x 3.18m)

Bedroom 2 10'8 x 10'7 (3.25m x 3.23m)

Bedroom 3 8'1 x 6'6 (2.46m x 1.98m)

Note from the Agents



This property is a mid terrace home, and comprises of; a spacious living room, a stylish kitchen/diner, a recently added ground floor WC, two ample double bedrooms, and a generous third bedroom, along with a modern family bathroom.

The garden is east facing, and is incredibly spacious for a home of this size! The property also benefits from a front garden, which could be turned into off road parking subject to approval from the council.

The property is sold with Freehold title, and

comes with no community service charges. The property is Council Tax Band B, with Rugby Borough Council.

For more information, or to arrange your private viewing, call Shires & Co Estate Agents.





Floor Plans



Viewing

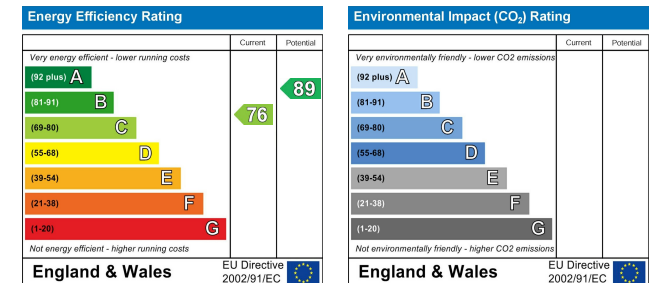
Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

Shires & Co Estate Agents, PO BOX 6867, Rugby, CV21 9TS
Tel: 01788 726726

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.