



Raffles Place, Long Lawford, Rugby CV23 9DY
£145,000

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LETTINGS AND SALES

**** ATTENTION INVESTORS - TENANT IN SITU - RENTAL INCOME £7500P/A **** Modern detached coach house in cul-de-sac location benefiting from gas central heating and double glazing. The accommodation comprises of reception hallway with stairs leading to first floor. This home enjoys open plan living/fitted kitchen with matching base and wall units, electric oven, gas hob and extractor. There is a double bedroom with built-in double wardrobes, bathroom incorporating three piece white suite and internal hallway with storage cupboards. A garage and driveway are also a benefit to this home as is an enclosed garden to the rear.

Hall

Hardwood panelled front entrance door, stairs rising to first floor, carpeted.

Open Plan Living

18'4" x 10'7" narrowing to 7'2" (5.61 x 3.23m narrowing to 2.19m)

Open plan living with archway leading to kitchen, UPVC double glazed windows, radiator with carpeted flooring.

Kitchen

8'5" x 6'4" (2.57m x 1.94m)

Range of wall and base units with stainless steel single drainer sink unit, Hotpoint electric oven with gas hob and extractor, UPVC double glazed window, electric plinth heater and vinyl flooring.

Internal Hallway

Radiator, loft access, double door storage cupboard housing Main Eco Compact boiler and radiator, thermostat control and carpeted flooring.

DISCLAIMER

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Bedroom

10'8" x 10'7" (3.26m x 3.23m)

UPVC double glazed window, radiator, double built-in wardrobes and carpeted flooring.

Bathroom

7'6" max x 6'2" max (2.30m max x 1.89m max)

Three piece white suite comprising of low level w.c., pedestal wash hand basin, panelled bath with chrome mixer shower attachment, UPVC double glazed window, radiator and vinyl flooring.

Garage

18'0" x 8'6" (5.50m x 2.60m)

Metal up-and-over door, concrete floor and external rear door from the garden leading to enclosed under stairs storage cupboard

Garden

Private garden to the rear of the property accessed via wooden gate being mainly lawned with pathway.

Tenure

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Views are strictly via Archer Bassett.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(94 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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