



3 Rugby Road, Rugby, CV23 9DS

£1,400 pcm + fees*
C EPC Rating



House - Semi-
Detached



3 Bedroom



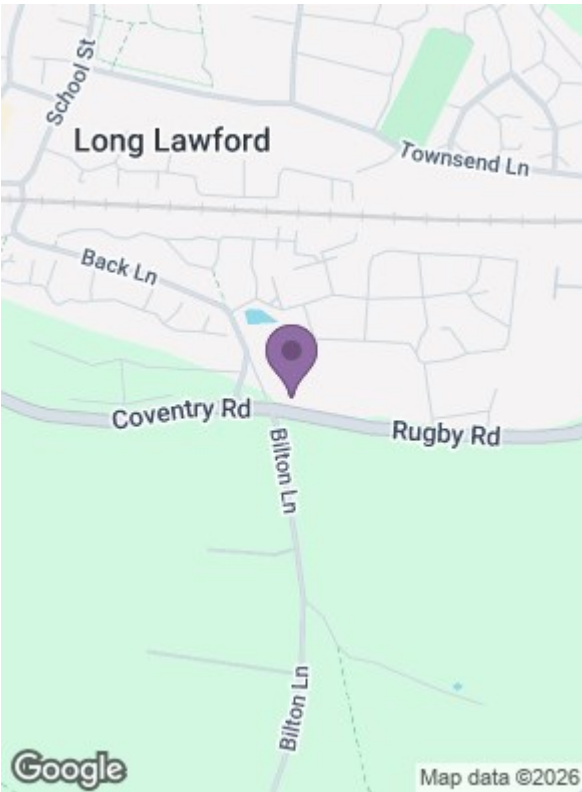
2 Bathroom



Unfurnished

3 Rugby Road, Long Lawford, Rugby, CV23 9DS

An excellent semi detached, three bedroom property set in Long Lawford with countryside views. The accommodation comprises of entrance porch leading to hallway, spacious lounge with door leading to under stairs storage and ground floor bathroom and fitted kitchen with oven and hob. The dining area leads directly from the kitchen with double doors to conservatory. The first floor boasts three bedrooms all of which are of a good size with two having built-in floor to ceiling wardrobes. There is also a shower room on this floor with thermostatically controlled shower set in enclosure. There is a large garden to the rear with useful store/garage and parking for several vehicles to the front. The property benefits from gas central heating and is double glazed throughout.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

DISCLAIMER

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*for details of our fees visit archerbassett.co.uk