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East Close, Cawston
50% Shared ownership £145,000

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East Close, Cawston, Rugby

Complete Estate Agents Rugby are proud to introduce this modern three-bedroom house, in the charming East Close, Cawston area. The home offers a delightful blend of comfort and contemporary living. Built in 2018, the property boasts a fresh and inviting atmosphere, perfect for families or professionals seeking a stylish home. The residence features three well-proportioned bedrooms, providing ample space for relaxation and privacy. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring convenience for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment.

For those with vehicles, the property includes parking for two vehicles, a valuable asset in today's busy world. The shared ownership option of 50% presents an excellent opportunity for first-time buyers or those looking to invest in a property without the full financial commitment.

Cawston is a desirable location, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal setting for family life.

This property is not just a house; it is a place to call home, offering modern living in a friendly neighbourhood. Whether you are looking to buy or rent, this home is sure to impress with its contemporary features and prime location. Don't miss the chance to make this lovely house your own.

Frontage

Lawn with paved path to entrance door. Parking for two vehicles to the side. Timber gate into rear garden.

Entrance Hall

Upvc double glazed window to the side aspect, stairs rising to the first floor. Radiator, door to cupboard. Doors to:

Cloakroom

WC, wash hand basin, tiled splash backs.

Open Plan Living Kitchen/Diner/Lounge

27'9" x 16'1" (8.47 x 4.92)

Open Plan Living Kitchen/Diner/Lounge - L-shaped Room



Kitchen Area

Upvc double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four ring gas hob with extractor over and oven below. Fitted fridge/freezer. Fitted dishwasher & washing machine.

Dining Area

Radiator, opening into:

Lounge Area

Upvc double-glazed French doors onto rear garden. Upvc double glazed window to the rear aspect. TV aerial point, radiator.

First Floor Landing

Upvc double glazed window to the side aspect. Access to loft space, door to storage cupboard. Doors to:

Bedroom One 12'7" x 8'10" (3.84m x 2.70m)

Upvc double glazed window to the rear aspect, radiator, T.V aerial point. Door to:

En-suite 9'3" x 4'8" (2.82m x 1.44m)

Fully tiled shower enclosure. Low level w.c, wash hand basin, extractor fan.

Bedroom Two 9'11" x 8'10" (3.03m x 2.70m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Three 8'4" x 7'0" (2.56m x 2.15m)

Upvc double glazed window to the rear aspect, radiator.

Master Bathroom 7'0" x 6'3" (2.14m x 1.91m)

Upvc obscure double glazed window to the front aspect. A part tiled suite comprising: bath with shower over, low level w.c, wash hand basin, extractor fan. Heated towel rail

Rear Garden

Enclosed rear garden with patio area. Lawn with planting areas. Outside tap. Access to frontage via side timber gate.

Agents Notes

This property is being sold on a shared ownership basis. You will own a 50% share, and the other 50% is owned by Heylo



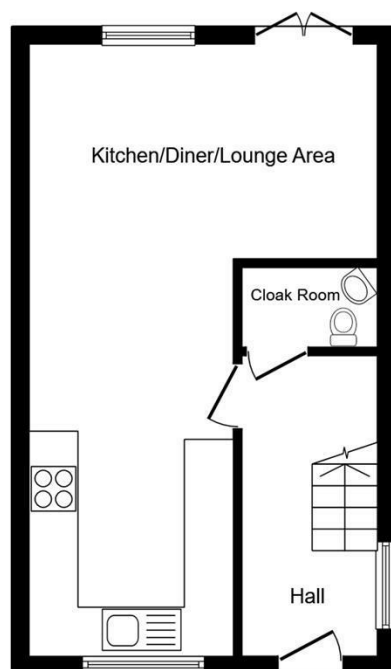
Housing.

Rent £426.68
Lease Management Fee £26.23
Service Charge £0.00
Estate Charge £18.65
Building Insurance Premium £12.76

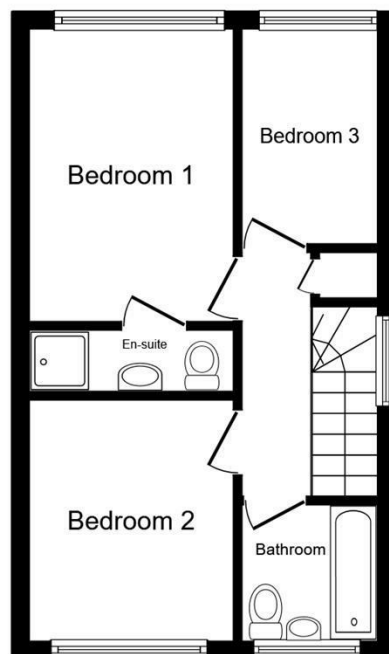
Ground Rent £0.00

TOTAL Monthly charges £484.32

RICS valuation carried out on 11th June at £290,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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