



Ellis Brooke



2 Ewart Place

Cawston, Rugby, CV22 7ZF

Shared Ownership £117,500



2 Ewart Place

Cawston, Rugby, CV22 7ZF

Shared Ownership £117,500



Hallway

Composite front door with central glazed panel. Wood effect flooring. Stairs to first floor. Opens into Kitchen. Door to Lounge/Diner & Guest WC. Door to storage cupboard. Under-stairs storage. Radiator. Coving.

Kitchen

Double glazed window to the front aspect. Wood effect flooring. Full range of base and eye level units with work surface over. Integrated oven and hob with extractor. Stainless steel sink/drainage. Space for fridge freezer. Space and plumbing for washing machine. Extractor. Inset spotlights.

WC

Low flush WC. Extractor. Pedestal wash hand basin. Wood effect flooring.

Lounge/Diner

12'7" x 12'11" (3.84m x 3.94m)

Double glazed French Doors to the rear garden. Radiator. Wood effect flooring.

Landing

Doors to both bedrooms. Door to Bathroom. Cupboard housing combination boiler. Loft access hatch. Radiator. Coving.

Bedroom One

12'7" x 10'11" max (3.84m x 3.33m max)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

12'7" x 8'2" max (3.84m x 2.49m max)

Double glazed window to the front aspect. Radiator. Fitted cupboard (over stairs)

Bathroom

Panelled bath with mixer tap and shower over. Low flush WC. Pedestal wash hand basin. Extractor. Heated towel rail. Tiling to splashbacks. Inset spotlights. Shaver point. Wood effect flooring.

Frontage / Parking

Off road parking for 1 car. Garden access via nearby side walkway. Gravel and plant border to one side.

Garden

Fully enclosed by timber fencing with a gate in the corner. Initial full-width patio with pathway continuation to the base of the garden. Slightly raised paved hard-standing ideal for a small shed. Remainder of garden is laid to lawn with white gravel border to one side and a flower and plant border to the other side.

Notes

This property is being sold on a 50% Ownership Basis

The Housing Association is Midland Heart and the total monthly charge to include Rent, Management Charges & Buildings Insurance is £310.27

There is no Ground Rent payable.

The lease term is 125 years from 2014



Road Map



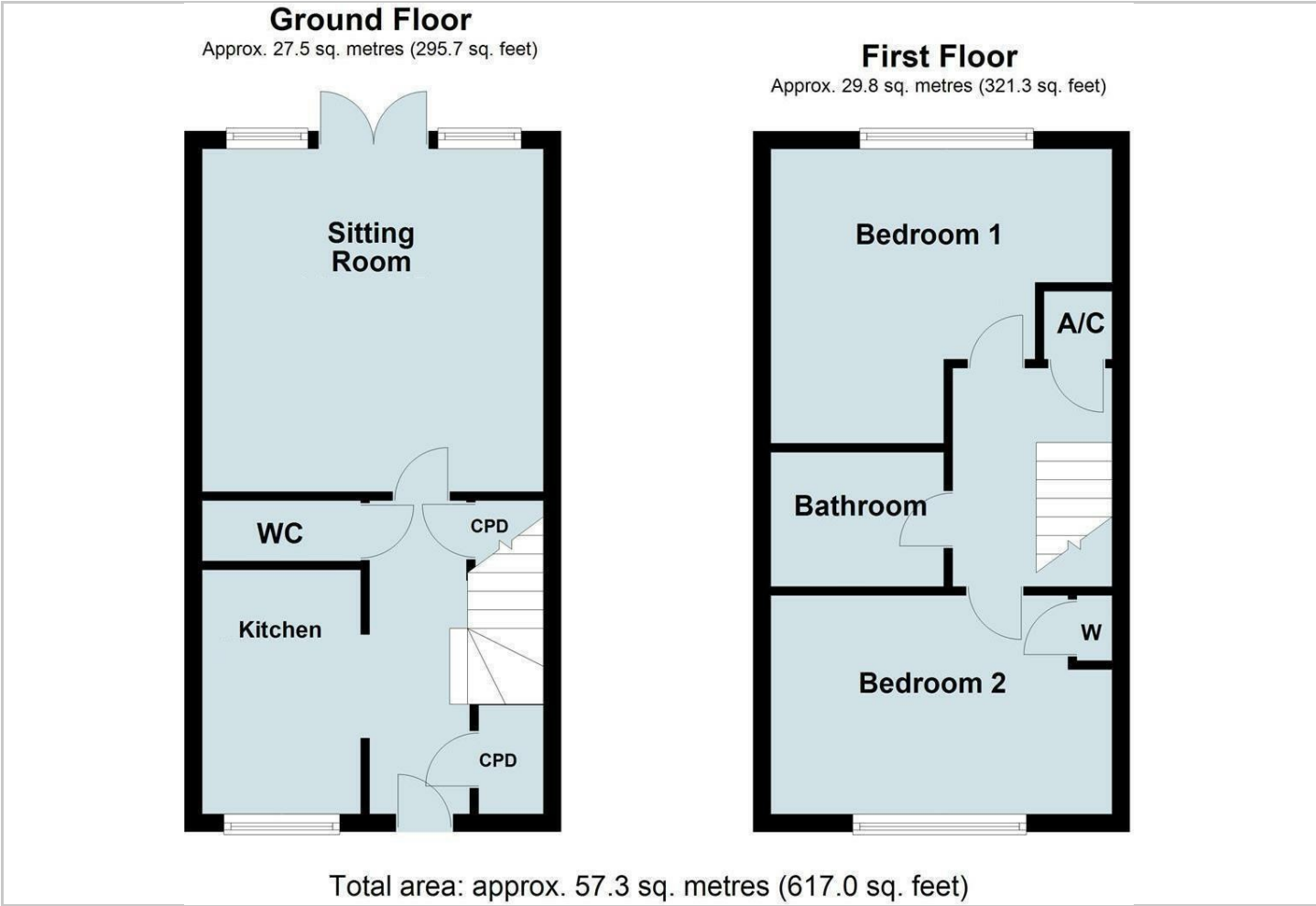
Hybrid Map



Terrain Map



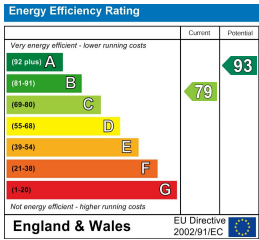
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

