



Creswell Place, Cawston Rugby CV22 7GZ

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welcome to

Creswell Place, Cawston Rugby

Shipways are delighted to present this fantastic two bedroom property. Shipways will be conducting an open house on this property and viewings are by appointment only so please call today to avoid missing out!

Agent Note

The Council Tax Band is B.

Lounge

14' 9" x 17' 1" (4.50m x 5.21m)

Double glazed window to front, radiator underneath and double glazed to side.

Kitchen

10' 9" x 5' 11" (3.28m x 1.80m)

Sink basin, built in gas hob, electric oven, top and bottom cupboards, double glazed window to rear.

Bedroom One

13' 11" x 14' 7" into max (4.24m x 4.45m into max)

Double glazed window, fitted wardrobes radiator underneath and double glazed window to side.

En Suite

Walk in shower, sink basin, toilet, double glazed window to rear and radiator underneath.

Bedroom Two

8' 6" x 11' 4" into recess (2.59m x 3.45m into recess)

Double glazed window to front, radiator underneath and fitted wardrobes.

Bathroom

Sink basin, toilet and bath tub.





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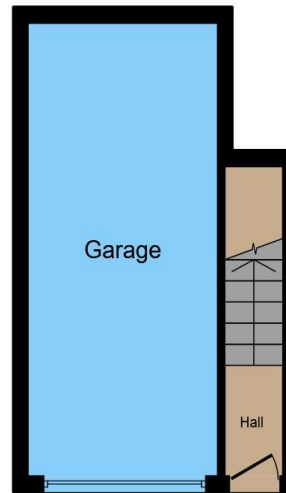
welcome to

Creswell Place, Cawston Rugby

- Two Bedroom Detached Property
- Off the road Parking Driveway and garage
- Fitted wardrobes in both bedrooms
- Master bedroom with en-suite
- Large Spacious Lounge

Tenure: Leasehold EPC Rating: C

£180,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:
RGY108935 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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