



Connells

Callier Close
Cawston Rugby



Property Description

50% SHARED OWNERSHIP

Connells are delighted to offer this ideal first time buyer opportunity on Callier Close in Cawston, Rugby. Callier Close is a well presented three bedroom semi-detached property which is being sold with no onward chain. In brief comprises of; entrance hall, downstairs WC, open plan lounge/diner, kitchen, three good sized bedrooms and a family bathroom. Externally, there is a lovely south facing rear garden and allocated off road parking to front for two cars. This property also benefits gas central heating throughout.

Cawston itself is well served by a range of local shops and amenities, well regarded schools including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery. The property also offers nearby country walks & cycle path to Draycote Water whilst within easy reach of Rugby train station and a good selection of local shops within walking distance.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and

coffee shops.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Front Of Property

To the front of the property you are approached with a front lawn and parking for two vehicles, and an open canopy porch with main entrance door leading through to;

Entrance Hall

Stairs rising to first floor landing and access doors to all downstairs reception rooms.

Downstairs Cloakroom

Wash hand basin, low level WC and window to front.

Lounge/Diner

16' 2" Maximum x 14' 7" Maximum (4.93m Maximum x 4.45m Maximum)

A spacious open lounge/diner featuring storage cupboard and double doors to garden.

Kitchen

11' 9" x 8' 9" (3.58m x 2.67m)

A range of wall and mount base units with integrated appliances to include a cooker with four ring electric hob and dish washer. There

is also additional space for a fridge freezer, washing machine and tumble dryer. Window to front.

Landing

First floor landing with an airing cupboard and access doors to all upstairs reception rooms.

Family Bathroom

Fitted tiled bathroom with built in bath and shower, wash hand basin, low level WC and window to rear.

Bedroom One

13' 6" x 9' 6" (4.11m x 2.90m)

Featuring space for wardrobe and window to rear.

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

Featuring space for wardrobe, loft hatch and window to front.

Bedroom Three

8' 8" x 7' 7" (2.64m x 2.31m)

Featuring space for wardrobe and window to front.

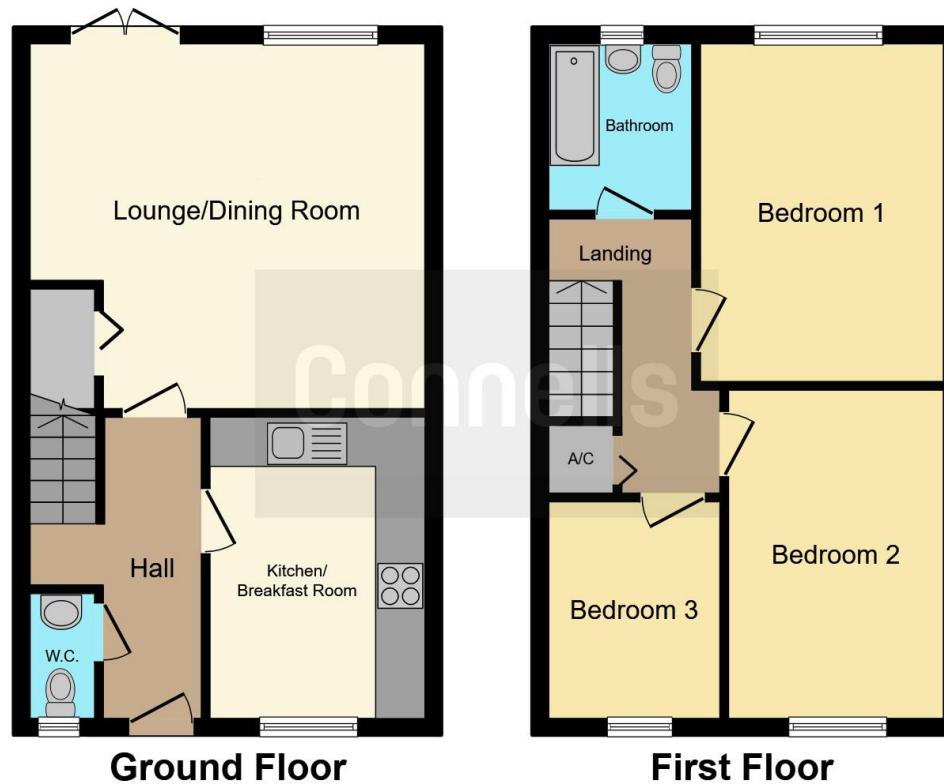
Rear Of Property

A lovely rear south facing garden with a shed for storage and side access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/RBY106807

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY106807 - 0005