

**4 Dodgson Close  
Cawston  
RUGBY  
CV22 7ZQ**

**Guide Price £98,000**



- **TWO BEDROOM SEMI DETACHED**
- **MODERN FITTED KITCHEN/DINER**
- **DOWNSTAIRS W.C.**
- **GAS CENTRAL HEATING**
- **OFF ROAD PARKING FOR AT LEAST TWO CARS**

- **37% SHARED OWNERSHIP**
- **SPACIOUS LOUNGE**
- **FITTED UPSTAIRS BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Built by Messrs. William Davis, this two-bedroom semi-detached home offers an ideal first step onto the property ladder, available at a 37% share. The ground floor features a spacious lounge and a well-appointed kitchen and dining area, creating a sociable space for everyday living. A downstairs w.c. adds welcome convenience, while the first floor provides two comfortable double bedrooms and a fitted family bathroom. The home benefits from UPVC double glazing and gas radiator central heating, ensuring comfort throughout the seasons. Outside, the property enjoys an enclosed rear garden, perfect for relaxing or entertaining, along with off-road parking for two cars.

Cawston remains one of Rugby's most sought-after locations, well served by local shops, everyday amenities and well-regarded schooling. Regular bus routes and excellent road connections, including the A45, M45, M1 and M6, make travel simple, while Rugby train station is just a ten-minute drive away, offering fast mainline services to London Euston and Birmingham New Street. It's a setting that blends convenience, community and connectivity, making this home an appealing choice for first-time buyers.

### **Accommodation Comprises**

Entry via composite door into:

#### **Hallway**

Stairs rising to first floor. Radiator. Fusebox. Thermostat control for central heating. Door to:

#### **Lounge**

15'4" x 9'3" (4.68m x 2.83m)

Upvc double glazed window to front aspect. Radiator with decorative cover. Door to:

#### **Kitchen / Diner**

Fitted with a range of modern high gloss soft close base and eye level units with wood effect work surface space. Stainless steel sink unit with mixer tap over. Bush electric oven. Hotpoint stainless steel gas hob. Extractor hood. Space and plumbing for a washing machine. Space for an american fridge/freezer. Wall mounted combi boiler. Radiator. Spotlights. Vinyl wood effect floor covering. Upvc double glazed window to rear aspect. Upvc double glazed door to rear. Door to:

#### **Ground Floor W.C.**

10'8" x 12'6" (3.26m x 3.83m)

White high gloss w.c. Wall mounted wash hand basin with tiled splashback. Extractor fan. Radiator.

#### **First Floor Landing**

Radiator. Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

9'5" x 10'5" (2.88m x 3.18m)

Upvc double glazed window to rear aspect. Radiator.

#### **Bedroom Two**

9'0" x 9'3" (2.75m x 2.84m)

Upvc double glazed window to front aspect. Radiator. Storage cupboard.

**Bathroom**

7'4" x 5'8" (2.24m x 1.73m)

Large bath with tiling to splash areas, and mixer shower over. Wall mounted wash hand basin with tiled splash backs. Low level w.c. Shaver point. Extractor fan. Spotlights. Cream ceramic radiator.

**Front Garden**

Area laid to lawn. Pathway to entrance. Off road parking for two cars.

**Rear Garden**

Mainly laid to lawn. Shed. Enclosed by timber fencing. Gated pedestrian access.

**Agents Note**

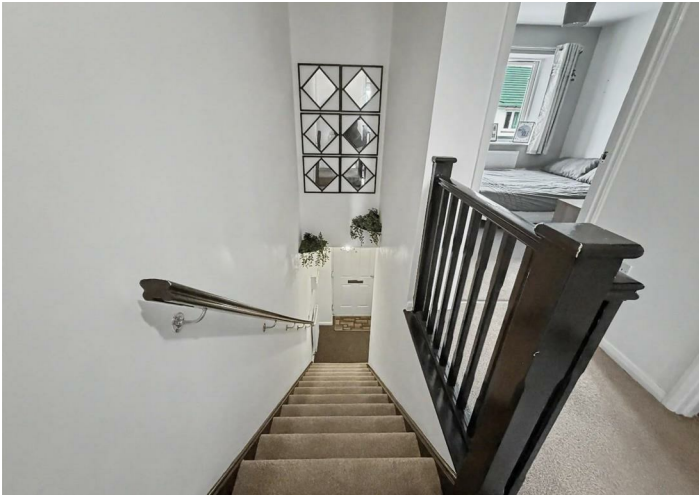
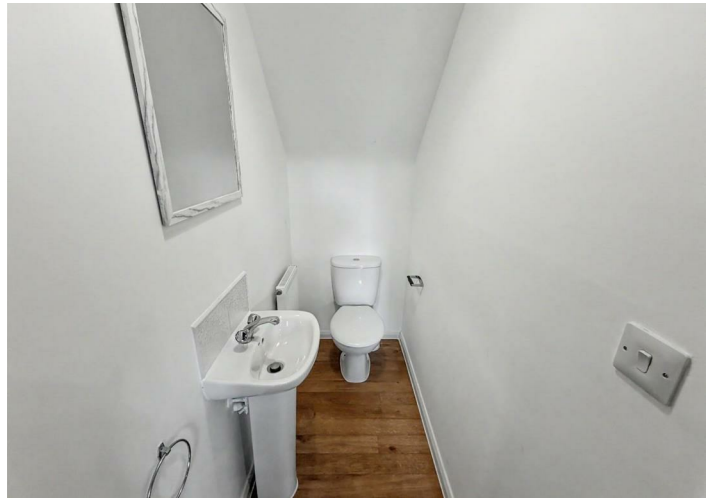
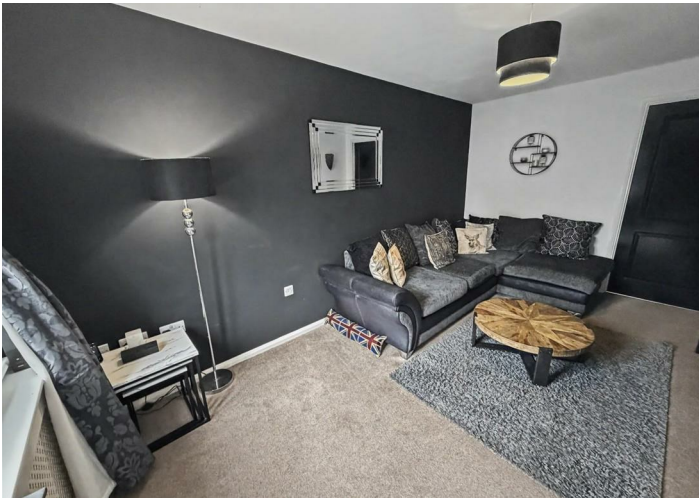
Council Tax Band: C

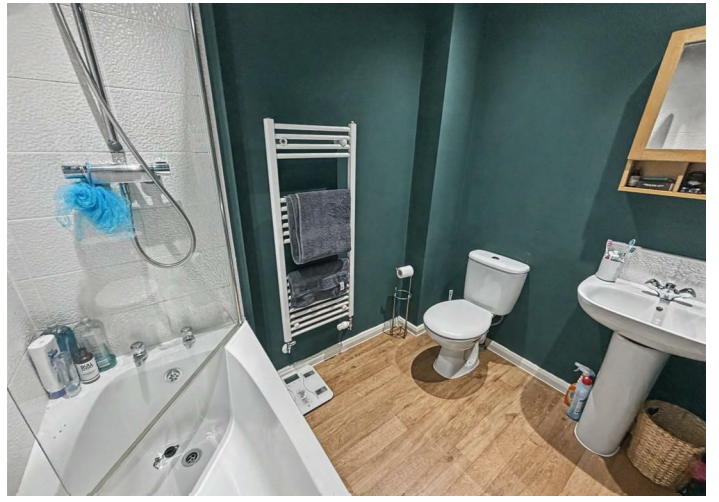
Energy Efficiency Rating: B

37% shared ownership.

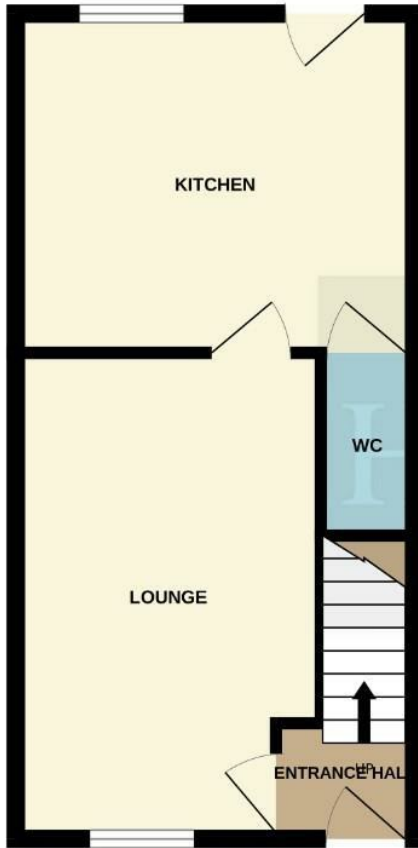
Current monthly rent of approx £438.33 pcm.

Service/insurance charge of approx £21.20 pcm.

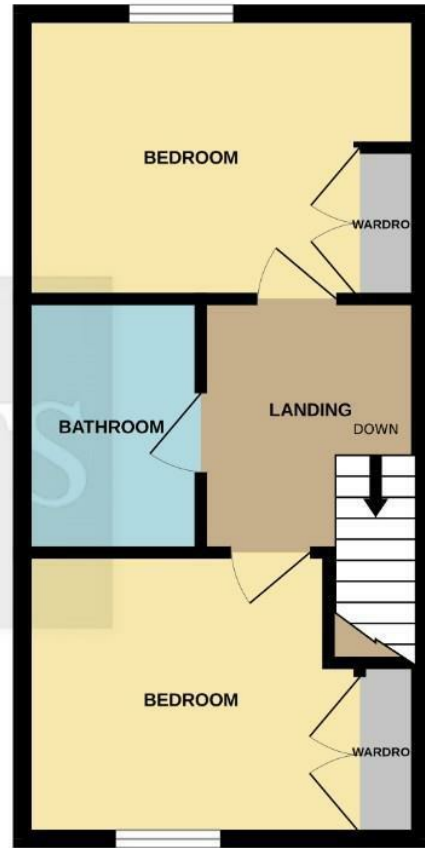




GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



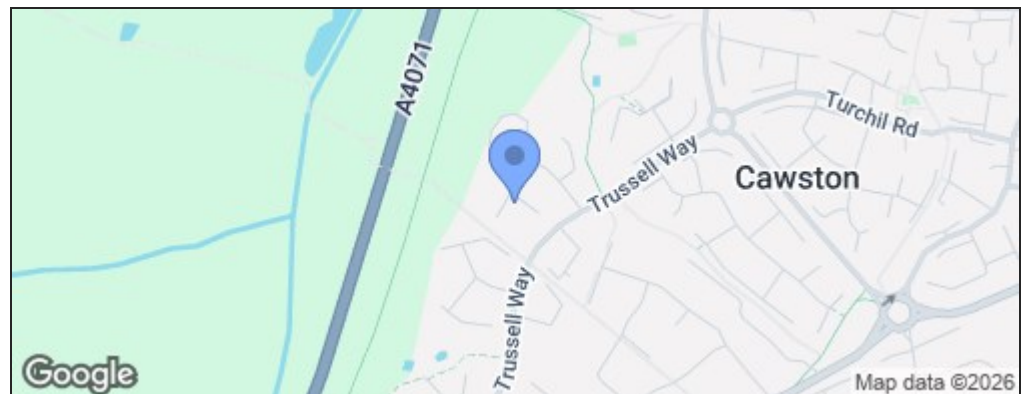
1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                           |                         | Current   | Potential |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |           |
| (92 plus) <b>A</b>                                 |                         |           | <b>96</b> |
| (81-91) <b>B</b>                                   |                         | <b>83</b> |           |
| (69-80) <b>C</b>                                   |                         |           |           |
| (55-68) <b>D</b>                                   |                         |           |           |
| (39-54) <b>E</b>                                   |                         |           |           |
| (21-38) <b>F</b>                                   |                         |           |           |
| (1-20) <b>G</b>                                    |                         |           |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |           |



### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.