



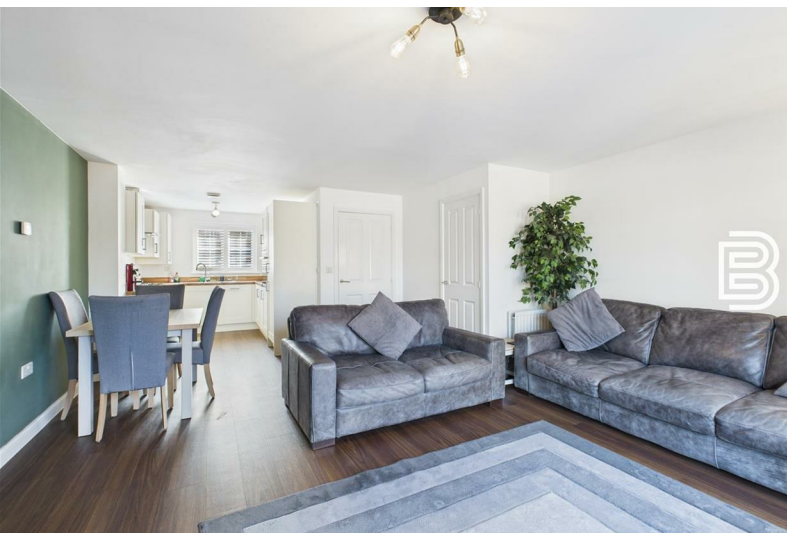
Ellis Brooke



3 Bosworth Avenue

Hillmorton, Rugby, CV22 5SE

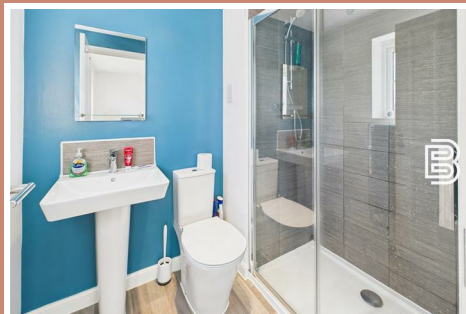
Shared Ownership £155,000



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Hallway

Composite front door with double glazed panel. Karndean flooring. Stairs to first floor. Door to Guest WC. Radiator. Door to Lounge/Diner.

Guest WC

Double glazed window to the front aspect. Karndean flooring. Low flush WC. Extractor. Radiator. Pedestal wash hand basin.

Lounge/Diner

Double glazed French Doors and windows onto the rear garden. Three radiators. Opens into Kitchen area. Under-stairs cupboard. Karndean flooring.

Kitchen

Double glazed window with fitted shutters to the front aspect. Continuation of Karndean flooring. Full range of base and eye level units with work surfaces over. Stainless steel sink/drain. Integrated fridge, integrated freezer, integrated dishwasher, integrated washing machines, integrated oven with hob and extractor.

Landing

Doors off to 3 bedrooms plus bathroom. Loft access hatch.

Bedroom One

Double glazed window with fitted shutters to the front aspect. Door to En-Suite. Built in wardrobe with double doors. Radiator.

En-Suite

Double glazed window to the front aspect. Fully tiled double shower cubicle. Heated towel rail. Extractor. Pedestal wash hand basin. Low flush WC. Shaver point.

Bedroom Two

Double glazed window with fitted shutters to the rear aspect. Radiator.

Bedroom Three

Double glazed window with shutters to the rear aspect. Radiator.

Bathroom

Double glazed window to the side aspect. Low flush WC. Panelled bath with two shower attachments, mixer tap and inset wall controls. Pedestal wash hand basin. Extractor. Radiator. Tiling to splashbacks. Shaver point.

Parking & Frontage

Block paved side-by-side parking for 2 cars directly to the front of the property. Slate borders with plants and shrubs. Paved pathway leading to canopy porch and alongside the property giving access to rear garden via a timber gate.

Rear Garden

Enclosed by timber fencing. Landscaped and improved to include full width decking area, leading to 50/50 split section of artificial grass with slate slabs. Shed with hard-standing in the back corner. Side access gate.

Shared Ownership & Housing Association Information

This property is sold on the basis of 50% Shared Ownership with Heylo Housing Association. Prospective buyers will need to be approved by Heylo Housing Association prior to any offer being accepted and before the property can be removed from the open market.

This application process will include completion of the relevant forms plus affordability checks. This is likely to include budget planning and a Mortgage Agreement in Principle via a recommended company.

Please note that any offers above or below the 50% price cannot be accepted.

The Lease Term is 125 years (from 2018)

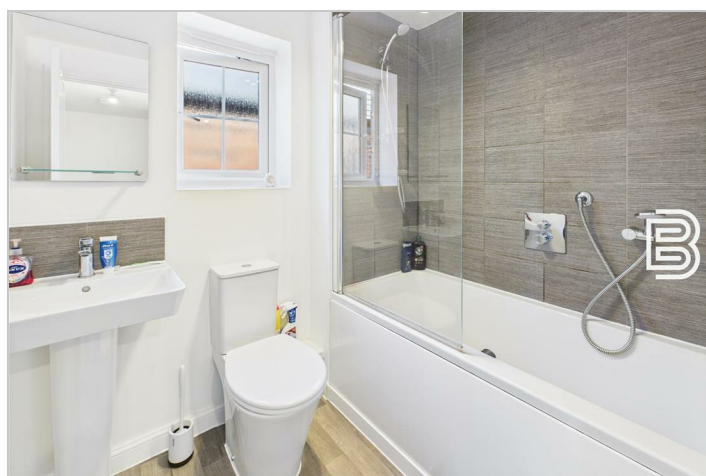
The current 50% rent is £452.11 per month.

The annual Buildings Insurance Contribution is £14.11

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on

a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



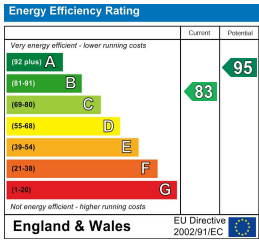
Floor Plan



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.



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