



Ellis Brooke



3 East Close

Cawston, Rugby, CV22 7XY

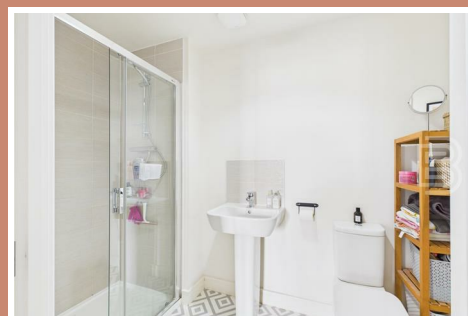
Shared Ownership £144,000
50% Shared Ownership



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Summary

A well presented three bedroom semi detached property, located in the sought after residential area of Cawston.

The accommodation comprises of entrance hall, cloakroom/W.c, open plan lounge/dining room/kitchen with built in appliances. To the first floor there are three well proportioned bedrooms with bedroom one having an en-suite shower room and a family bathroom with a three piece modern white suite. The property benefits from Upvc double glazing and gas fired central heating to radiators. Externally the rear garden has been landscaped and there is parking for two vehicles.

Location

Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

A wide range of good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.

Entrance Hall

12'11 x 6'11 (3.94m x 2.11m)

Enter via part glazed composite front door. Radiator. Double glazed window to the side elevation. Stairs to first floor accommodation. Understairs storage cupboard and separate storage cupboard for coats and shoes. Doors to further accommodation and door into:

WC

4'0 x 6'11 (1.22m x 2.11m)

Low flush wc. Wash hand basin with pedestal and mixer tap. Radiator and extractor fan.

Kitchen/Dining/Living Room

28 x 16'6 (8.53m x 5.03m)

'L' Shaped. With a range of base and eye level units and work surfaces above. Built in oven with 4 ring gas hob and extractor hood. Built in dishwasher. Built in sink with drainage board and mixer tap. Built in fridge/freezer. Built in washing machine. Cupboard housing boiler. Wood effect Herringbone style flooring. Double glazed windows to the front and rear elevations and double glazed French doors to the rear garden. Two radiators. TV point.

Stairs & Landing

12'6 x 3'7 (3.81m x 1.09m)

Loft access. Radiator. Window to the side elevation. Storage cupboard.

Main bedroom

12'8 x 9'0 (3.86m x 2.74m)

Radiator. uPVC double glazed window to the rear elevation. Door into:

En Suite

4'9 x 9'4 (1.45m x 2.84m)

Double fully tiled shower cubicle with mixer shower inset. Low flush wc. Wash hand basin with pedestal and mixer tap. Extractor fan and radiator.

Bedroom Two

9'11 x 9'0 (3.02m x 2.74m)

uPVC double glazed window. Radiator.

Bedroom Three

8'6 x 7'2 (2.59m x 2.18m)

Radiator. uPVC window.

Family Bathroom

6'4 x 7'1 (1.93m x 2.16m)

Single panel bath with mixer tap and shower over. Wash hand basin with pedestal and mixer tap. Window. Radiator. Extractor fan.

Rear Garden

Mainly laid to lawn with patio and pathway. Fencing to one side and brick retaining wall to the other. Gate to rear access and parking.

Parking

Two vehicles.

Service charges and Rent Amounts

Monthly rent* £413.24 (*This may change if you have moved into a new financial year by the time you complete)

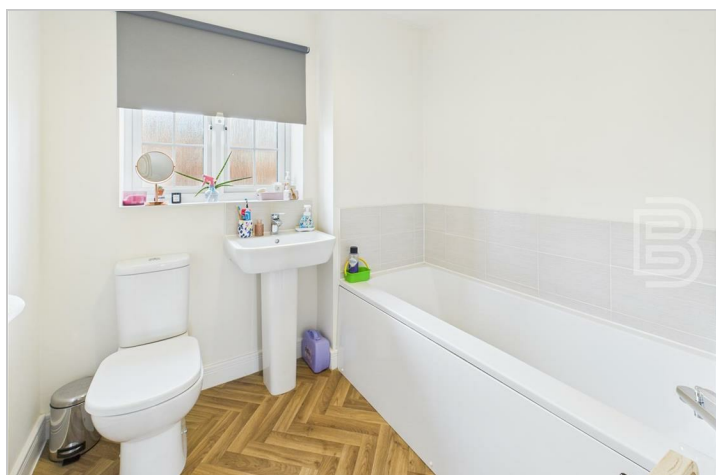
Service Charge - £18.00 (monthly)

Monthly lease management fee £25.43

Annual Buildings Insurance £12.89

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



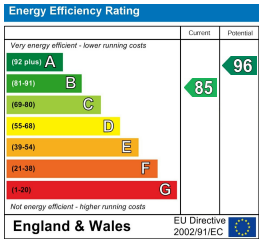
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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