



2 EWART PLACE

50% Shared Ownership £112,500 Leasehold

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7ZF



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale on a 50% shared ownership basis this two bedroom mid-terraced property in the popular residential area of Cawston, Rugby.

There are a range of local amenities to include a parade of shops and stores and a hot food take away outlet. Nearby Bilton village provides a more comprehensive selection of shops and amenities to include a butchers, two public houses, two major chain supermarkets, bus routes to Rugby town and excellent local schooling for all ages.

Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street. There is easy commuter access to the M1, M45 and A45 road and motorway networks.

In brief the accommodation comprises of an entrance hall, lounge/dining room with French doors opening onto the rear garden, fitted kitchen and ground floor cloakroom/w.c.

To the first floor there are two well proportioned bedrooms and a family bathroom with a three piece white suite.

The property benefits from gas fired central heating to radiators and Upvc double glazing.

Externally, to the front of the property is a driveway providing ample off road parking. The enclosed rear garden is predominantly laid to lawn with a paved patio area ideal for al-fresco dining/entertaining.

Early viewing is advised.

Gross Internal Area: approx. 63 m² (678 ft²).

Tenure: Leasehold
Lease Commencement Date: 25/07/14 (116 years remaining)
Monthly Rent for 50% Share: £292.51 per month.

AGENTS NOTES

Council Tax Band: 'C'

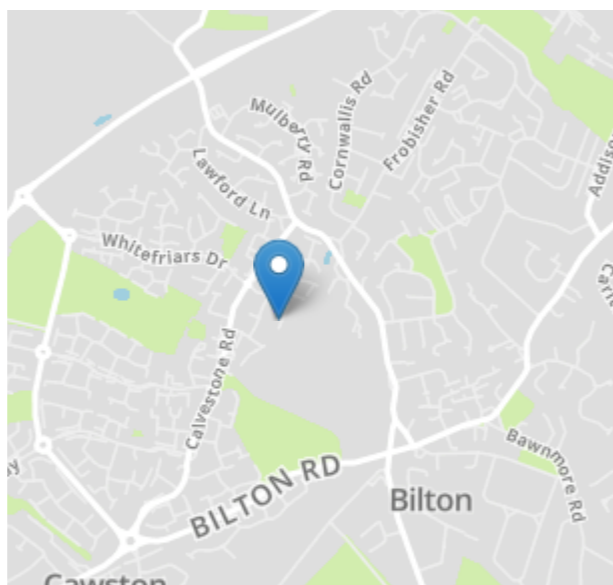
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Two Bedroom Mid-Terraced Property**
- **50% Shared Ownership**
- **Popular Residential Location**
- **Lounge/Dining Room with French Doors Opening onto Rear Garden**
- **Ground Floor Cloakroom/W.C.**
- **First Floor Family Bathroom with Three Piece White Suite**
- **Gas Fired Centrl Heating to Radiators and Upvc Double Glazing**
- **Ample Off Road Parking**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

Cloakroom/W.C.

5' 3" x 3' 7" (1.60m x 1.09m)

Lounge/Dining Room

13' 6" x 12' 7" (4.11m x 3.84m)

Kitchen

9' 0" x 6' 1" (2.74m x 1.85m)

First Floor

Bedroom One

12' 7" max x 10' 10" (3.84m max x 3.30m)

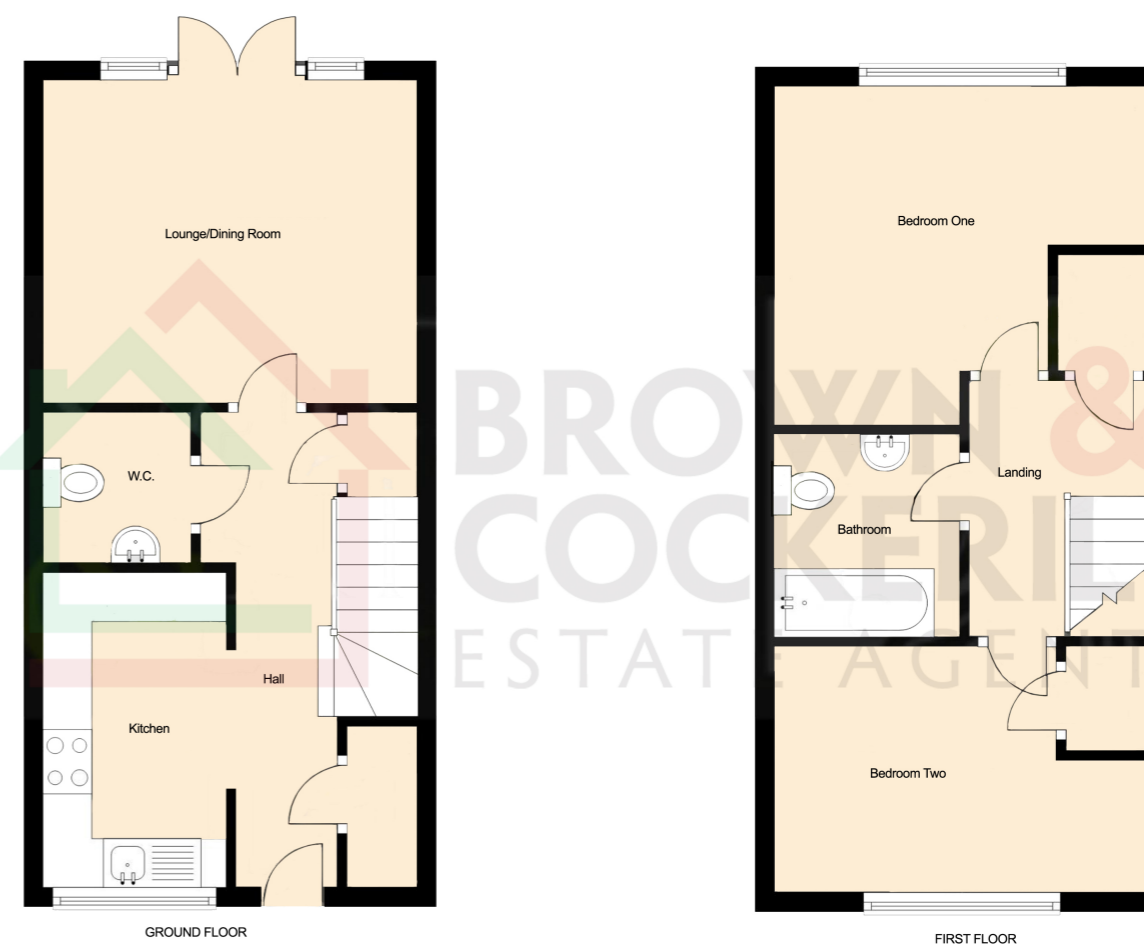
Bedroom Two

12' 7" maximum x 8' 2" (3.84m maximum x 2.49m)

Family Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

FLOOR PLAN



IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.