



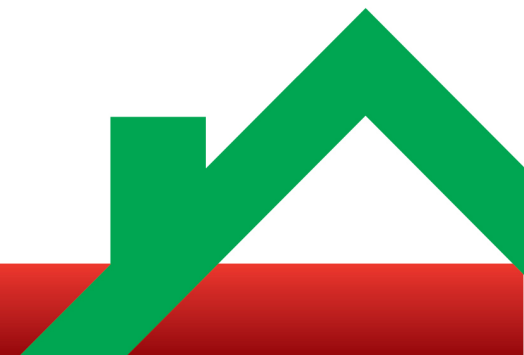
25 GILL CRESCENT 50% Shared Ownership £162,500 Leasehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1AP



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this modern three bedroom semi detached property built by Crest Nicholson in 2022 to "The Hatfield" design. The property is being offered for sale on a 50% shared ownership basis and is of standard brick built construction with a tiled roof and benefits from the remaining NHBC certificate and has all mains services connected.

Situated on the highly sought after Houlton development and within walking distance of The Old Station Nursery and St Gabriel's Academy, there are a range of additional amenities and facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket, public open spaces and nature walks.

Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston within the hour. There is also easy access to the A5, A14, M1 and M6 road and motorway networks, making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with stairs rising to the first floor landing and door off to the ground floor cloakroom/w.c. fitted with a two piece white suite. The kitchen/dining room is fitted with an oven, four ring gas hob with extractor over; has integrated appliances to include a fridge/freezer and washing machine. The lounge has under stairs storage and French doors opening onto the rear garden.

To the first floor; the landing gives access to loft space with lighting connected. The master bedroom has built in wardrobes and benefits from a contemporary en-suite shower room fitted with double shower enclosure, low level w.c. and pedestal wash hand basin. There are two further bedroom with bedroom three also having fitted wardrobes. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower over; pedestal wash hand basin and low level w.c. There is a heated towel rail, inset spotlights to ceiling, extractor fan and electric shaving point.

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

Externally, to the front is a driveway providing off road parking and a side pedestrian gate giving access to the rear of the property. The north/west facing rear garden is enclosed by timber fencing to the boundaries and is predominantly laid to lawn with a paved patio area to the immediate rear and a raised decking area. There are external power connections and a garden shed.

Early viewing is highly recommend to avoid disappointment.

Gross Internal Area: approx. 80 m² (861 ft²).

TENURE: LEASEHOLD

Total Rental Charge (for remaining share): Heylo Housing, £447.25 per month.

AGENTS NOTES

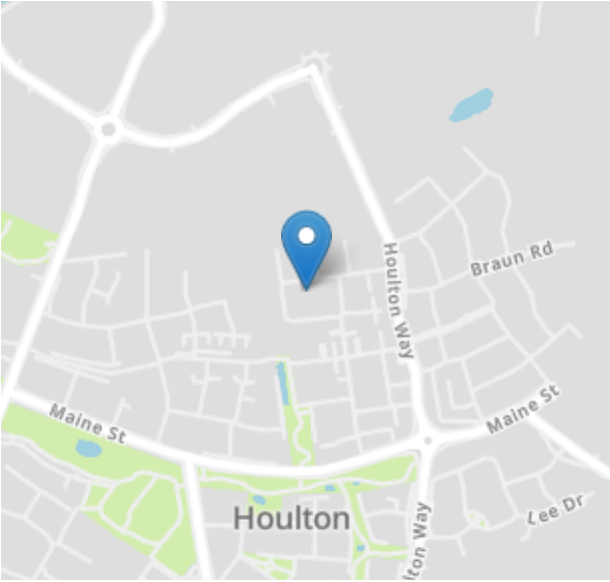
Council Tax Band 'C'.
What3Words: ///tolerable.salon.painting

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 Modern Three Bedroom Semi Detached Property in Popular Residential Location
- 50% Shared Ownership and Benefits from Remaining NHBC Certificate
- Lounge with French Doors to Rear Garden and Ground Floor Cloakroom/WC.
- Fitted Kitchen/Dining Room with Oven, Hob and Integrated Appliances
- First Floor Family Bathroom and En-Suite to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	96
A		
(81-91)		
B		
(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

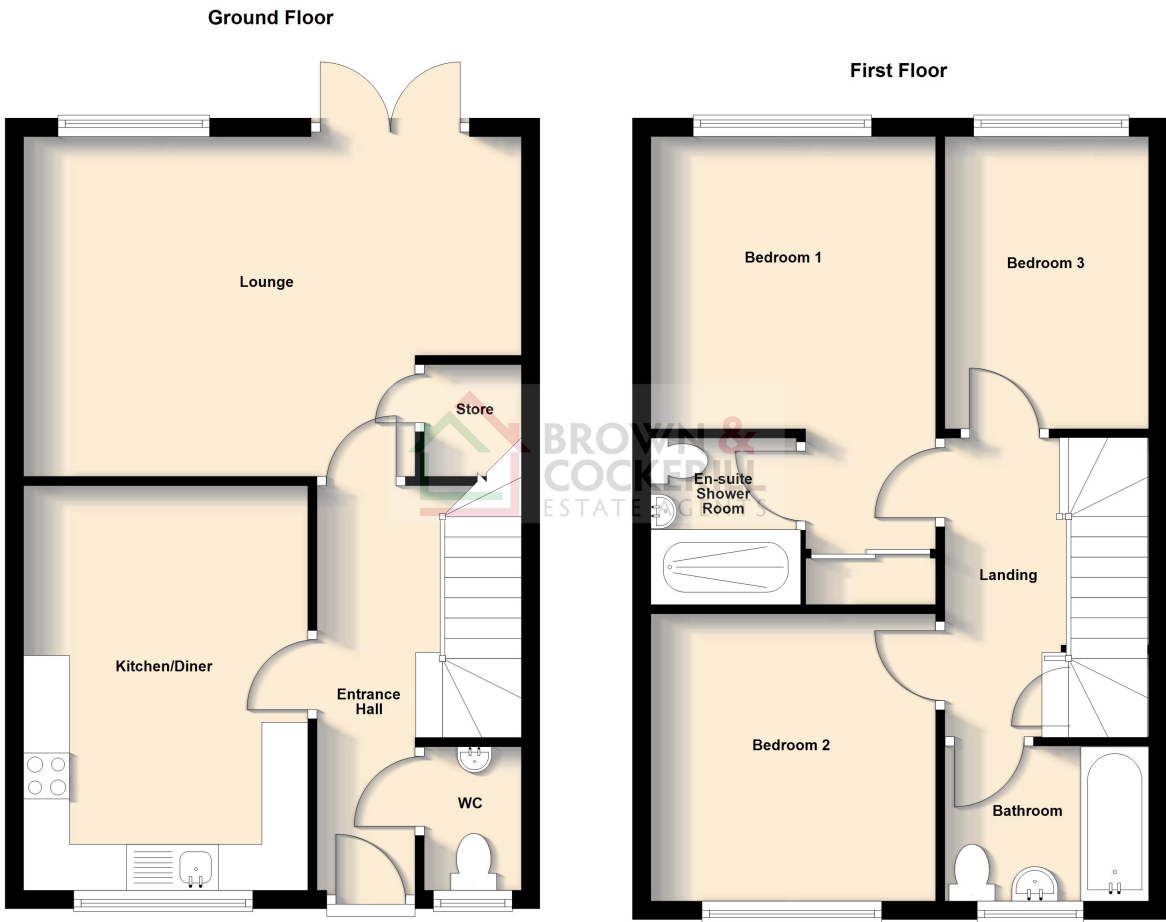
Entrance Hall
12' 4" x 3' 9" (3.76m x 1.14m)
Lounge
16' 3" x 13' 8" (4.95m x 4.17m)
Kitchen/Dining Room
15' 7" x 9' 0" (4.75m x 2.74m)
Ground Floor Cloakroom/W.C.
5' 6" x 2' 9" (1.68m x 0.84m)
First Floor

Landing
11' 4" x 7' 0" (3.45m x 2.13m)

Bedroom One

12' 9" to wardrobes x 8' 11" (3.89m to wardrobes x 2.72m)
En-Suite Shower Room
4' 10" x 4' 7" (1.47m x 1.40m)
Bedroom Two
9' 5" x 8' 11" (2.87m x 2.72m)
Bedroom Three
10' 4" x 7' 0" (3.15m x 2.13m)
Family Bathroom
7' 0" x 5' 6" (2.13m x 1.68m)

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.