



Ernest Harvey Close

RUGBY

40 % Shared Ownership £96,000

Osborne
Sargent

A modern, well presented Semi-detached shared ownership property situated at the end of a quiet cul-de-sac on the popular Cawston estate. PVCu double glazing, gas rad heating, fitted kitchen with built in appliances, lounge/diner, 2 double bedrooms and family bathroom. Drive, enclosed rear garden, 40% Share.



12 Ernest Harvey Close, Cawston, RUGBY, Warwickshire CV22 7YA

A well presented and modern, 2 bed Semi-detached 40% shared ownership property situated on the ever popular Cawston estate close to Bilton Village and all it's fantastic amenities. An ideal first time purchase with the potential to buy a greater share immediately or in the future. Accommodation in brief comprises: Hall, WC, Fitted kitchen with built in appliances, lounge/diner, 2 double bedrooms and a family bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, off road parking and enclosed rear garden.

Hall

3' 3" x 8' 10" (0.99m x 2.69m) PVCu opaque double glazed entrance door, radiator, laminate flooring, telephone point, smoke detector, stairs, open plan to Kitchen, door to:

WC

3' 2" x 5' 4" (0.97m x 1.63m) PVCu frosted double glazed window to front, fitted with two piece suite comprising wash hand basin and low-level WC, tiled splashback, radiator, vinyl flooring.

Kitchen

5' 2" x 10' 9" (1.57m x 3.28m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, under-unit lighting, wall mounted gas combination heating boiler, integrated fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, PVCu double glazed window to front and vinyl flooring.

Lounge/diner

12' 4" x 13' 11" (3.76m x 4.24m) Fitted storage cupboard, two radiators, TV point, PVCu double glazed double doors to garden.

Landing

6' 5" x 6' 6" (1.96m x 1.98m) With smoke detector, access to loft, doors to:

Main bedroom

9' 2" x 12' 5" (2.79m x 3.78m) PVCu double glazed window to rear, radiator, telephone point and TV point.

Bedroom 2

8' 8" x 12' 4" (2.64m x 3.76m) Two PVCu double glazed window to front, fitted over stairs storage cupboard, radiator, TV point.

Bathroom

5' 6" x 6' 5" (1.68m x 1.96m) Fitted with three-piece suite comprising panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and low-level WC, part ceramic tiled walls, extractor fan, shaver point, PVCu frosted double glazed window to side, vinyl flooring and radiator.

Outside

Low maintenance front garden with planted borders, pedestrian access to rear garden to side and block paved drive. Enclosed rear garden mainly laid to lawn with paved patio, hardstanding for shed and outside tap.

Agents note

The owner informs us that he pays the following figures monthly to Orbit.
£398.62 rent on the 60% share
£27.17 Service charge
£20.44 Insurance
£446.23 Total

Viewing

Strictly by prior appointment through Osborne Sargent.

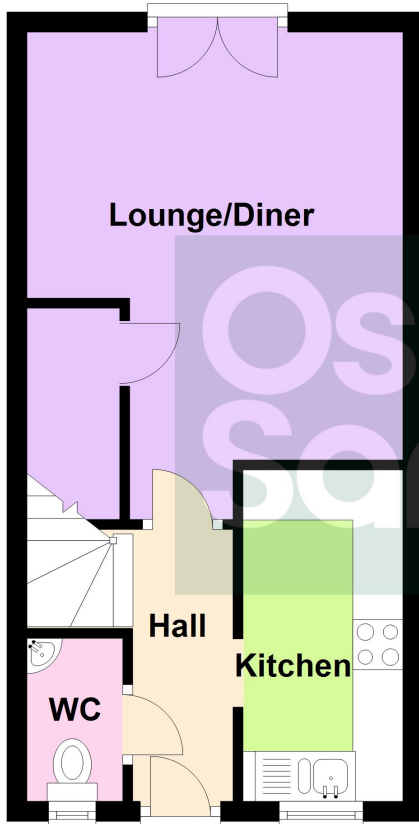
Our services

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.

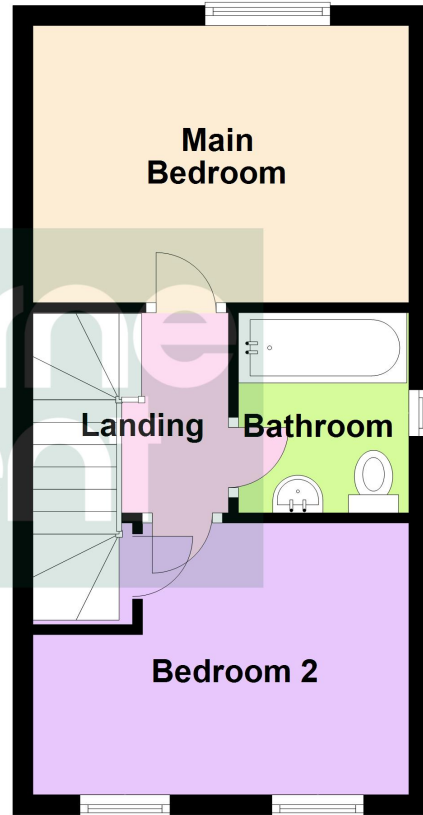


Tel: 07973 576554

Ground Floor



First Floor



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(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	





The particulars are not nor should they be taken to be part of any contract, offer, or legally binding arrangement by or on the behalf of either the vendor or ourselves, Jackson Rose, as their agents. We exercise, as far as possible, a professional duty of care towards any prospective purchaser or new customer. However, we must point out our client is the vendor or lessor of the property and we are acting on their behalf. It is always open to any prospective purchaser or customer to retain the services of their own agent or surveyor to provide advice and information, or to negotiate on their behalf.

