



Ballast Close RUGBY

45% Shared Ownership £117,000

Osborne
Sargent

A modern and beautifully presented 2 bed end of terrace property tucked away on this very desirable development in the ever popular Hillmorton area. Modern living with 45% shared ownership, an ideal first time purchase. Early inspection recommended.



7 Ballast Close, RUGBY, Warwickshire CV21 4PB

Offered with 45% Shared ownership this beautifully presented and modern 2 bedroomed End terrace property is situated in a quiet cul-de-sac on a popular recently constructed small estate in the Hillmorton area. Close to a fantastic range of local amenities and schooling for all ages and ideally located for countryside walks. Accommodation in brief comprises: Hall, kitchen with built in appliances, WC and lounge diner to the ground floor. 2 double bedrooms upstairs and a family bathroom. Other benefits include PVCu double glazing, gas central heating, fitted wardrobes to main bedroom, laminate flooring, allocated parking and enclosed rear garden.

Hall

6' 10" n to 4' 6" x 13' 5" (2.08m x 4.09m) Laminate flooring, stairs, doors to:

Kitchen

8' 10" n to 6' 7" x 9' 11" (2.69m x 3.02m) Fitted with a matching range of modern gloss fronted base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in fridge/freezer, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to front, radiator, vinyl flooring and wall mounted gas combination boiler.

WC

3' 2" x 6' 7" (0.97m x 2.01m) Fitted with two-piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator and vinyl flooring.

Lounge/diner

13' 9" x 14' 0" (4.19m x 4.27m) PVCu double glazed window to side, PVCu double glazed window to rear, fitted storage cupboard, double radiator, laminate flooring, telephone point, TV point, PVCu double glazed double doors to garden.

Landing

7' 0" x 9' 0" (2.13m x 2.74m) Access to loft, fitted storage cupboard, doors to:

Main bedroom

9' 11" n to 9' 2" x 13' 9" (3.02m x 4.19m) Two PVCu double glazed leaded windows to front, fitted over stairs storage cupboard, radiator.

Bedroom 2

9' 5" n to 8' 1" x 13' 8" (2.87m x 4.17m) Two PVCu double glazed windows to rear, fitted double wardrobe, radiator, laminate flooring.

Bathroom

6' 2" x 6' 4" (1.88m x 1.93m) Fitted with three-piece suite comprising panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, shaver point, PVCu frosted double glazed window to side and vinyl flooring.

Outside

Low maintenance front garden, allocated parking for 2 vehicles to side of the property with a further space within the property boundary, enclosed private southerly facing rear garden mainly laid to lawn with paved patio, hard standing for shed and pedestrian gated access to side.

Agents Note

This property is offered for sale on a 45 % shared ownership basis with Orbit . The lease is 125 years with approx 119 years remaining. The owners inform us they currently pay £11.07 per month service charge, £20.77 insurance and £334.94 per month for the 55% remaining share.

Viewing

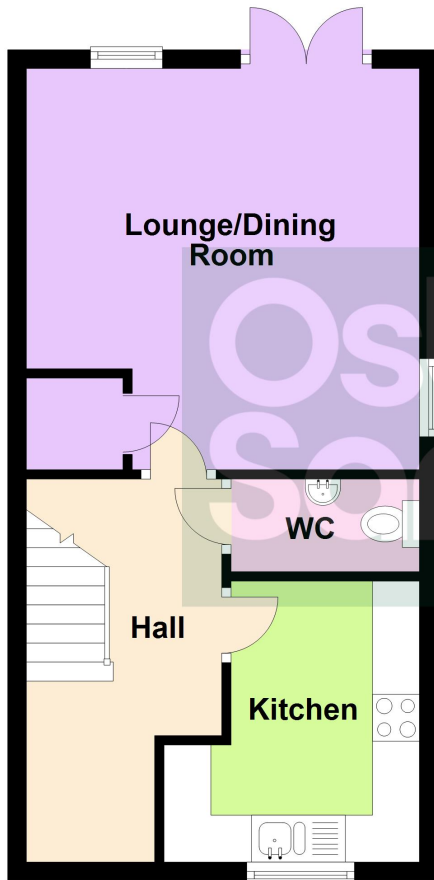
Strictly by prior appointment through Osborne Sargent.

Our services

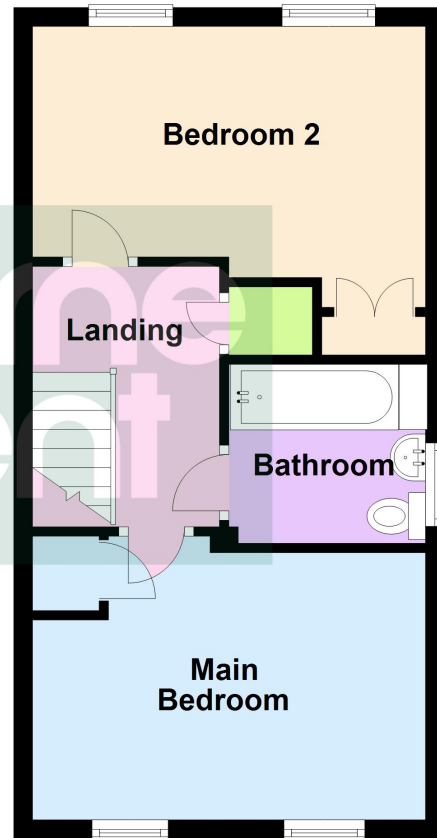
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



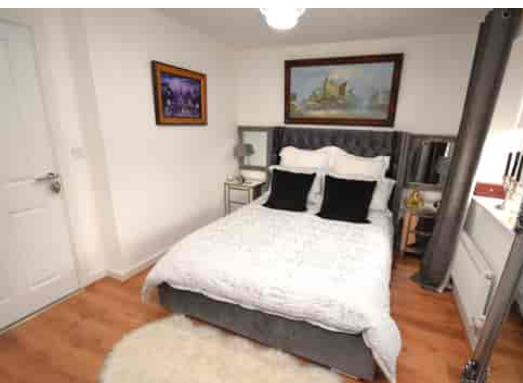
Ground Floor



First Floor



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





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