

£101,500 Shared Ownership

Southwell Drive, Houlton, Rugby, Warwickshire CV23 1BY



- Guideline Minimum Deposit £10,150
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- South/South-West Facing Rear Garden
- Guide Min Income Dual £33.7k | Single £40k
- Approx. 786 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £290,000). A great chance to buy a three-bedroom, shared-ownership family home. The recently-constructed, semi-detached property is immaculately presented and has a cloakroom/WC just off the entrance hall, a good-sized reception room and an attractive kitchen/dining room. Doors open onto a south/south-west-facing rear garden with patio, lawn and timber shed. On the first floor of the house is a main bedroom, with built-in storage and en-suite shower room, plus a second comfortable double bedroom, a smaller third bedroom and a simple yet stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy efficiency rating. The property comes with two off-street parking spaces, easily accessible via the garden gate, and the location allows easy access to the M1 and M6 motorways. The centre of Rugby can also be reached via bus or bike. The local primary and secondary school are Ofsted-rated 'Good'.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 28/01/2021). Freehold transferred on 100% ownership.

Minimum Share: 35% (£101,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £537.71 per month (subject to annual review).

Service Charge: £32.22 per month (subject to annual review).

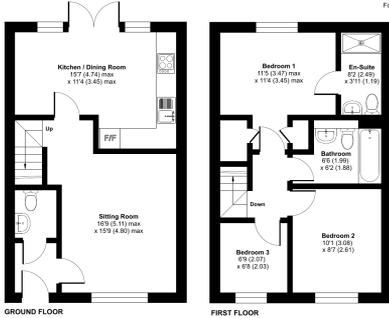
Guideline Minimum Income: Dual - £33,700 | Single - £40,000 (based on minimum share and 10% deposit).

Council Tax: Band C, Rugby Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 786 sq ft / 73 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2023. Produced for Urban Moves. REF: 1417543

DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Sitting Room

16' 9" max. x 15' 9" max. (5.11m x 4.80m)

Kitchen / Dining Room

15' 7" max. x 11' 4" max. (4.74m x 3.45m)

LANDING

Bedroom 1

11' 5" max. x 11' 4" max. (3.47m x 3.45m)

En-Suite Shower Room

8' 2" x 3' 11" (2.49m x 1.19m)

Bathroom

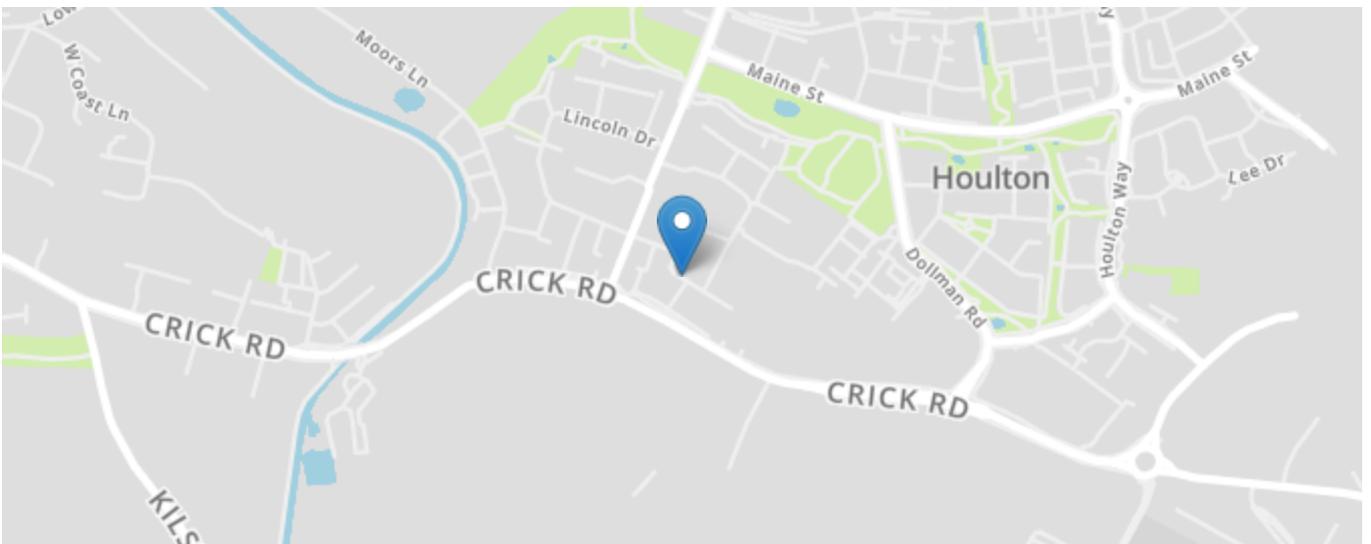
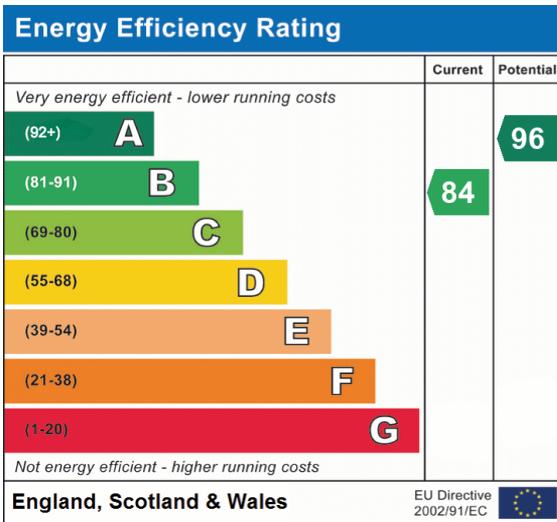
6' 6" max. x 6' 2" max. (1.98m x 1.88m)

Bedroom 2

10' 1" x 8' 7" (3.08m x 2.61m)

Bedroom 3

6' 9" x 6' 8" (2.07m x 2.03m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.