



EDWARD KNIGHT
ESTATE AGENTS

22 TEESWATER CLOSE, LONG LAWFORD, CV23 9GB

£84,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this rare opportunity to purchase a two bedroom shared ownership property in Long Lawford. This well kept home is located perfectly at the end of a quiet cul de sac and occupies an enviable plot with parking and private rear garden.

The accommodation includes an entrance hall, cloakroom, kitchen with fitted appliance's, lounge and conservatory which overlook the rear garden, two double bedrooms and a family bathroom.

LOCATION

The property itself is located on a quiet road on the edge of the village which is just a stones throw from a variety of public footpaths across equestrian paddocks and bridged walkways into neighbouring villages.

Long Lawford is a well served village in the Rugby borough of Warwickshire and is located just 2.5 miles from Rugby's town centre. The village centre offers a range of amenities including the King George V playing field and Memorial Hall which has become known for its local events and various organised groups The centre of the village boasts a brand new co-operative supermarket as well as other various take aways, a convenience store and two public houses located on Main Street.

There is a well regarded primary school located in the village and Rugby itself offers a broad spectrum of further private and public schooling for all ages.

SHARED OWNERSHIP GUIDANCE NOTES

The current occupier is selling a 40% share for £84,000, at this value the rent and service charge monthly



payment is £272.40 pcm.

Shared ownership purchasers will need to be approved by the relevant Help To Buy Agent and must also agree be contacted by Platform for a financial assessment before the sale can be agreed.

It is possible to purchase a share of this property ranging from 40% to 100% based on your income and financial abilities.

Properties within East & West Midlands

Help to Buy Agent 2 - Telephone:- 03333 214 044

Applicants can apply online at
www.helptobuyagent2.org.uk

GROUND FLOOR

KITCHEN

6' 10" x 10' 2" (2.08m x 3.1m)

LOUNGE

13' 10" x 13' 6" (4.22m x 4.11m)

CONSERVATORY/DINING ROOM

12' 6" x 10' 0" (3.81m x 3.05m)

CLOAKROOM

5' 10" x 3' 0" (1.78m x 0.91m)

FIRST FLOOR

MASTER BEDROOM

11' 2" x 13' 7" (3.4m x 4.14m)



BEDROOM TWO

6' 10" x 16' 4" (2.08m x 4.98m)

FAMILY BATHROOM

9' 0" x 6' 3" (2.74m x 1.91m)





The plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		