

**18 Southwell Drive
Houlton
RUGBY
CV23 1BY**

£1,350 PCM



- **THREE BEDROOM**
- **AVAILABLE MID MAY**
- **ENCLOSED REAR GARDEN**
- **OFF ROAD PARKING**
- **DETACHED HOME**
- **UNFURNISHED**
- **KITCHEN WITH APPLIANCES**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



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****AVAILABLE MID MAY**** A newly built three bedroom detached home built to the 'Cherry' design of Bellway Homes. In brief the accommodation comprises; entrance hall, downstairs w.c. lounge, and kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms, one with ensuite shower room, and a family bathroom. Externally there are front and rear gardens which are laid to lawn, and there is off road parking for two vehicles. ****UNFURNISHED**** Sorry, No Pets

Accommodation Comprises

Entry via composite door into:

Entrance Hall

Amtico flooring. Radiator. Doors off to lounge and cloakroom.

Cloakroom

With low level w.c. and pedestal wash hand basin. Radiator. Extractor fan. Tiling to splash areas. Amtico flooring.

Lounge

11'0" x 13'6" (3.37m x 4.12m)

Window to front aspect. Radiator. Television point. Stairs rising to first floor landing. Door to:

Kitchen / Diner

15'8" x 11'3" (4.78m x 3.45m)

Fitted with a range of base and eye level units with roll work top space incorporating a bowl and a half stainless steel sink and drainer unit. Built in oven, hob and stainless steel extractor canopy. Fitted appliances to include, fridge, freezer, washer/dryer and dishwasher. Further cupboard housing central heating boiler. Amtico flooring. Radiator. Inset spotlights. Fully glazed twin doors opening to rear garden.

First Floor Landing

Access to loft. Doors to bedrooms and bathroom.

Bedroom One

11'5" x 8'2" (3.48m x 2.50m)

Window to rear. Radiator. Overstairs storage cupboard. Further storage cupboard. Door to:

Ensuite

Walk in shower cubicle with mixer shower. Pedestal wash hand basin. Low level w.c. Inset spotlights. Extractor fan. Tiling to splash areas. Tiled floor. Radiator.

Bedroom Two

8'7" x 10'1" (2.62m x 3.08m)

Window to front. Radiator.

Bedroom Three

6'9" x 6'8" (2.06m x 2.05m)

Window to front. Radiator.

Bathroom

With three piece white suite to comprise; panelled bath, pedestal wash hand basin and low level w.c. Tiling to splash areas. Tiled floor. Extractor fan. Inset spotlights. Radiator.

Front Garden

Laid to lawn. Pathway to entrance. Driveway providing off road parking for two vehicles.

Rear Garden

Paved patio area. Laid to lawn with side pedestrian access. Enclosed by timber panel fencing.

Agents Note

Deposit: £1557.69

Length Of Tenancy: 6 Months

Local Authority: Rugby

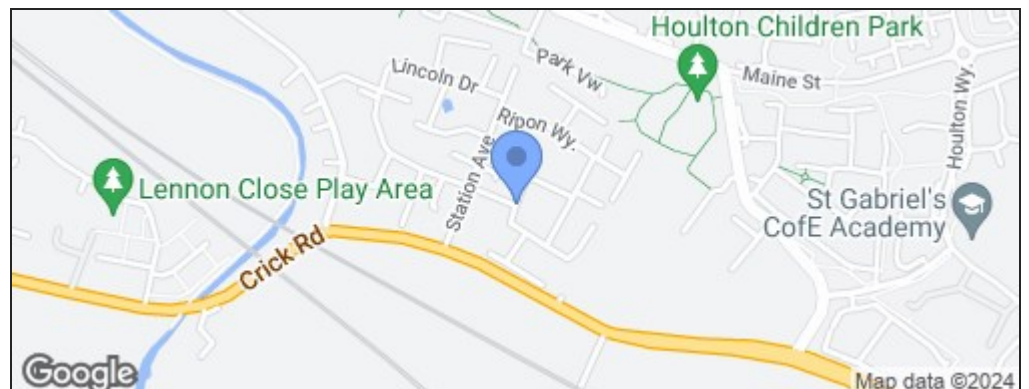
Council Tax Band: D

Energy Efficiency Rating: B





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(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 & Wales	EU Directive 2002/91/EC



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.