



Anthorn Close, Houlton Rugby CV23 1EU

welcome to

Anthorn Close, Houlton Rugby

Shipways will be conducting an open house event on this beautiful property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic forever home in the heart of Houlton.

Agent Note

The Council Tax Band is E.

Cloakroom

Toilet, sink basin, double glazed window to front, radiator.

Lounge

17' 9" x 11' 2" (5.41m x 3.40m)

Double glazed window to front, radiator, double glazed window to left.

Kitchen/Dining Room

24' 4" x 13' 11" (7.42m x 4.24m)

Sky lights to rear, built in oven, gas hob, double glazed french doors, double glazed window, radiator to right, top and bottom cupboards, central kitchen island.

Utility

9' 2" x 5' 8" (2.79m x 1.73m)

Top and bottom cupboards, sink basin, double glazed window to side.

Bedroom One

15' 11" into max x 11' 4" (4.85m into max x 3.45m)

Fitted wardrobes, double glazed window, radiator to front.

Ensuite

Double shower, sink, toilet, double glazed window to side, radiator to rear.

Bedroom Two

10' 2" into max x 12' 7" into max (3.10m into max x 3.84m into max)

Fitted wardrobes, double glazed window to front, radiator.

Bedroom Three

9' 3" x 8' 5" (2.82m x 2.57m)

Double glazed window to rear, radiator.

Bedroom Four

9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed window to rear, radiator.

Bathroom

Shower, bath, toilet, sink basin, double glazed window to rear, radiator to side.





view this property online shipways.co.uk/Property/RGY108893



welcome to

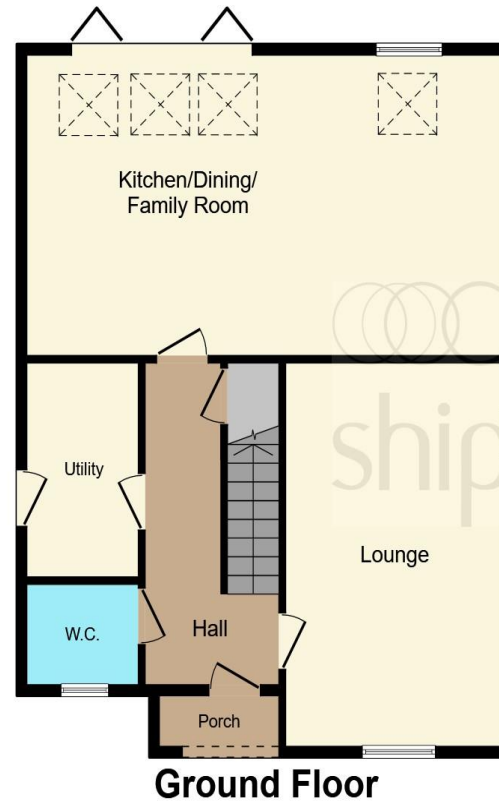
Anthorn Close, Houlton Rugby

- DETACHED.
- FOUR BEDROOMS.
- NO ONWARD CHAIN.
- MODERN OPEN PLAN KITCHEN AND DINING.
- IMMACULATE THROUGHOUT.

Tenure: Freehold EPC Rating: B

offers over

£475,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/RGY108893



Property Ref:
RGY108893 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk