



**Station Avenue, Houlton, Rugby, CV23 1BF**



**welcome to**

**Station Avenue, Houlton, Rugby**

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



**Agent Note**

The Council Tax Band is D.

**Cloakroom**

Downstairs we/ac.

**Lounge**

16' 5" into bay x 12' 5" ( 5.00m into bay x 3.78m )

Storage cupboard, double glazed bay window, two radiators.

**Kitchen**

15' 5" x 8' 2" ( 4.70m x 2.49m )

Fully integrated kitchen, patio doors, double glazed window, radiator.

**Landing**

Understairs storage, downstairs leading till top the floor, cloakroom.

**Bedroom One**

10' 4" x 11' 4" ( 3.15m x 3.45m )

Two skylight windows, built in wardrobes.

**En Suite**

Shower, toilet, sink, no window, towel rail.

**Bedroom Two**

13' 9" x 8' 9" ( 4.19m x 2.67m )

Double glazed window, radiator.

**Bedroom Three**

12' 1" x 8' 9" ( 3.68m x 2.67m )

Double glazed window, radiator.

**Bedroom Four**

11' 5" into max x 9' 5" ( 3.48m into max x 2.87m )

Double glazed window, radiator.

**Bathroom**

Bath tub with jets, vanity sink, double frosted window, toilet, wall mounted radiator.

**Rear Garden**

Shed, patio decking area, astro turf, gate to parking spaces.



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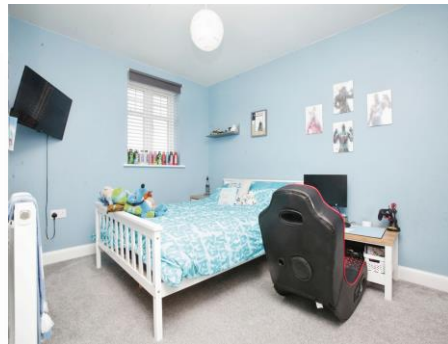
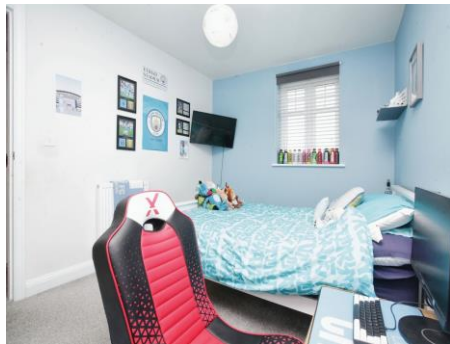
welcome to

## Station Avenue, Houlton, Rugby

- SEMI DETACHED.
- FOUR BEDROOMS.
- ENSUITE TO MASTER.
- MODERN THROUGHOUT.
- LOW MAINTENANCE ASTRO REAR GARDEN.

Tenure: Freehold EPC Rating: B

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RGY109110 - 0002

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