



Station Avenue, Houlton Rugby CV23 1BF

welcome to

Station Avenue, Houlton Rugby

- THREE STOREY.
- SEMI DETACHED.
- THREE BEDROOMS.
- ENSUITE TO MASTER.
- LOW MAINTENANCE REAR GARDEN.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£350,000

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 immaculately presented three bedroom three storey home situated in the heart of Houlton.



view this property online shipways.co.uk/Property/RGY109681



Property Ref:

RGY109681 - 0002

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Agent Note

Entrance Hall

Dining Room

15' 1" plus bay x 12' 3" into max (4.60m plus bay x 3.73m into max)

Kitchen

14' 2" x 10' 6" (4.32m x 3.20m)

Landing

Bedroom One

15' 6" into max x 21' 9" (4.72m into max x 6.63m)

En Suite

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

Bedroom Three

13' 7" x 8' 9" (4.14m x 2.67m)

Bathroom

Rear Garden



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk