



5 Station Avenue, Houlton, Rugby, Warwickshire, CV23 1BF

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV23 1BF

Guide Price: £325,000

A well presented three/four bedroom semi detached family home offering spacious accommodation over three floors, located in the popular residential area of Houlton. The property benefits from a kitchen/diner, master bedroom with en-suite, a low maintenance rear garden and two allocated parking spaces to the rear.

Features

- Popular residential location
- Three storey
- Kitchen/diner
- Integrated appliances
- Three/four bedrooms
- En-suite to master bedroom
- Low maintenance rear garden
- Off-road parking, two allocated spaces



Location

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to London Euston, operating regularly with under 50 minutes travel time. Houlton itself has its very own, and very well regarded restaurant, 'The Tuning Fork' and an outstanding junior school, Saint Gabriel's C of E Academy. There are various other well regarding schools close by including Ashlawn Academy high school, rugby high school for girls, Lawrence Sheriff School for boys and the world-renowned Rugby School.



Ground Floor

From under a covered storm canopy the property opens into an entrance porch, with doors leading through to the ground floor accommodation and the downstairs cloakroom, fitted with a wash hand basin and WC. The sitting room is located to the front aspect with an attractive bay window and a door providing access through the kitchen/diner, which is fitted with a range of grey high gloss base and eye level units, incorporating numerous cupboards and drawers, with complementary worksurfaces over. There is wood effect flooring and a window with French doors affording plenty of natural light. Fitted appliances include an eye level single oven, an electric hob with extractor hood above, with integrated appliances to include a fridge/freezer, washing machine and dishwasher. There is ample space for a dining table and chairs and space for a tumble dryer.

First Floor

There are two bedrooms and the family bathroom occupying the first floor, along with a useful airing cupboard. Bedroom two is located to the front elevation and bedroom three is located to the rear, with views overlooking the garden. Bedroom three also benefits from built-in wardrobes with sliding doors. The family bathroom is fitted with a modern white suite comprising of a freestanding bath with shower screen and shower over, a pedestal wash hand basin and WC. There is part tiling to the walls and attractive herringbone patterned wood effect vinyl flooring.

Second Floor

The second floor has a further two bedrooms, which has the potential to convert to one large master suite if desired. Bedroom one has two Velux windows and benefits from its own en-suite

shower room, fitted with a pedestal wash hand basin, separate shower enclosure and WC. Bedroom two has a window to the front elevation.

Outside

The front of the property is enclosed by attractive wrought iron railings, with a wrought iron gate opening onto a paved pathway which leads to the front door. The rear garden is fully enclosed by timber fencing and is designed to be low maintenance, with an Astro turfed lawn and a raised wooden decked area adjacent to the rear of the property, which provides an ideal space for seating and outdoor entertaining. There are gravelled borders and a paved pathway running alongside the lawn. To the rear of the garden a gate provides access to off-road parking where there are two allocated spaces to the property.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

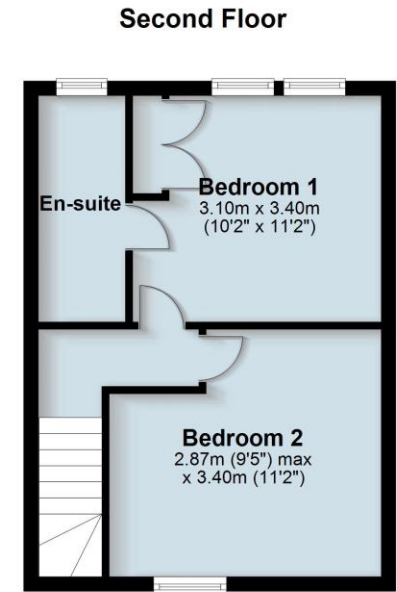
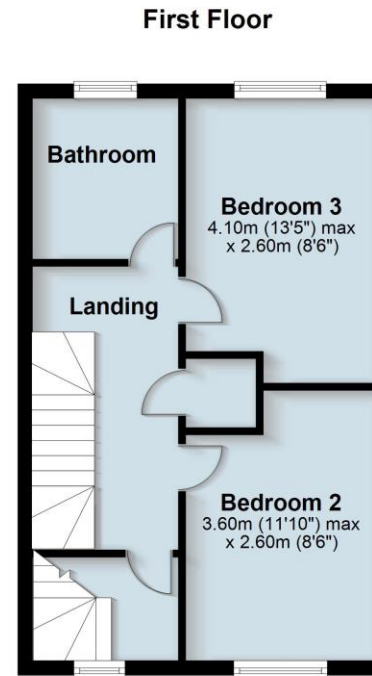
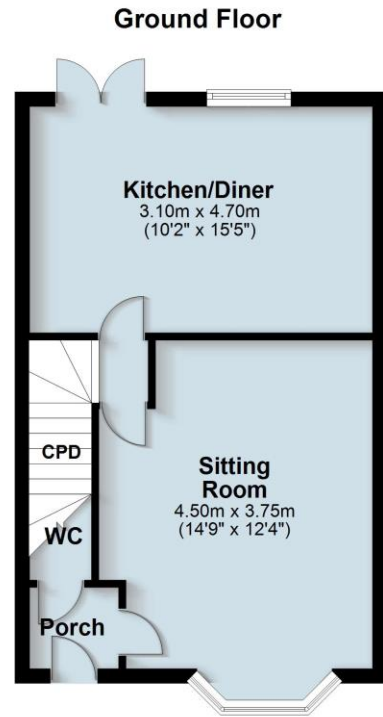
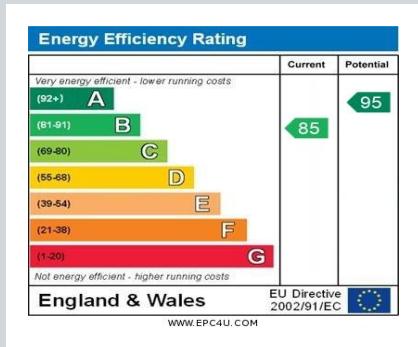
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).
Council Tax Band – D.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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