



32 Ripon Way, Houlton, Rugby, Warwickshire, CV23 1BW

HOWKINS &
HARRISON

32 Ripon Way, Houlton,
Rugby, Warwickshire,
CV23 1BW

Guide Price: £290,000

Nestled in the desirable area of Houlton, this charming three-bedroom semi-detached property on Rippon Way presents an excellent opportunity for first-time buyers. The property boasts a well-designed layout featuring a welcoming sitting room, that provides a perfect space for relaxation and entertaining guests, a kitchen/diner and a master bedroom complete with an en-suite shower room. Off-road parking is an added benefit and the property is conveniently located with easy access to major road networks.

Features

- Popular residential area
- Well presented throughout
- Three bedrooms
- Master with en-suite
- Kitchen/diner
- Enclosed rear garden
- Covered outdoor entertaining space
- Off-road parking for two vehicles
- Conveniently located within easy reach of major road networks



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 the entrance hall, with a door leading through to a useful downstairs cloakroom and the sitting room, which has attractive resin flooring which continues throughout the ground floor. A window overlooks the front aspect and stairs rise to the first floor. A further door provides access to the kitchen/diner, located to the rear elevation with French doors leading to and providing views over the garden. The kitchen is fitted with a range of white high gloss units incorporating numerous cupboards and drawers, along with a seated breakfast bar area. Fitted appliances include an electric oven and a four ring gas hob with extractor hood above. There is space and plumbing for a washing machine, dishwasher and a full height fridge/freezer.



First Floor

A contemporary wood effect staircase leads to the first floor landing, giving access to three bedrooms and the family bathroom, which is fitted with a panelled bath with glass shower screen and shower over, WC, wash hand basin and attractive contemporary tiling to the water sensitive areas. The master bedroom overlooks the rear garden and benefits from two built-in cupboards, ideal for clothes hanging and storage, along with its own en-suite shower room with chrome and glass shower enclosure, wash hand basin and WC. Two further bedrooms are located to the front of the property, with one being used as a spacious dressing room, fitted with a range of wardrobes with a combination of high gloss and mirrored sliding doors.



Outside

To the front of the property there is a tarmac drive providing vehicular parking. A paved pathway leads to the front door and to the side gate, which provides access to the enclosed rear garden which is fully enclosed by timber fencing and is mainly laid to lawn, with an attractive patio area, perfect for outdoor seating and Al fresco dining. To the rear of the garden is a covered outdoor entertaining space, adjacent to which is a wooden garden shed, ideal for storage.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

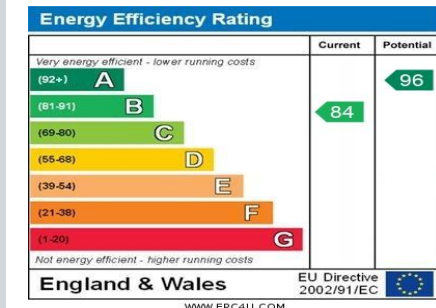
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

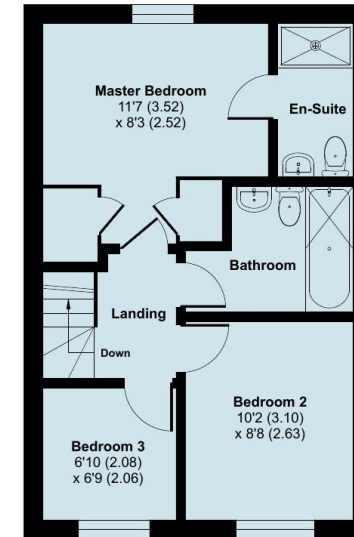
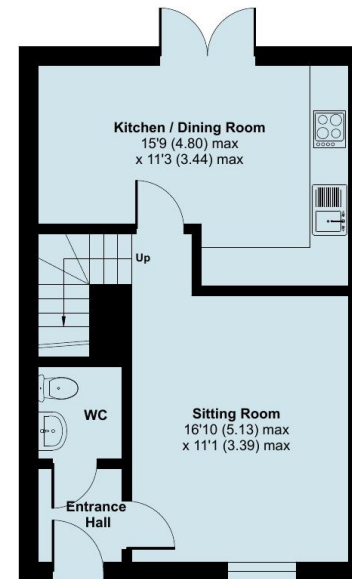
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



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Approximate Area = 810 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1373703

Howkins & Harrison

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