



Connells

Caradon Way
Houlton RUGBY

Caradon Way Houlton RUGBY CV23 1BH

for sale offers in the region of
£250,000



Property Description

Connells are delighted to bring to market the opportunity to acquire this modern, two bedroom mid terraced home on Caradon Way in Houlton, Rugby. Caradon Way is well presented throughout and is being sold with no onward chain, making a fantastic first time buy and investment opportunity. In brief the property comprises of; lounge, open plan kitchen/diner, downstairs WC, two good sized bedrooms and a main bathroom. Externally, there is a lovely rear garden and a car port with allocated parking for two vehicles to front with further on street parking available. This property also benefits from gas central heating and double glazing throughout.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Children Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Call us on 01788 579880 to arrange your exclusive viewing on this must see home!

Approach

Entering the quiet cul de sac you are approached with a pathway leading the main entrance door, small front lawn area and the carport to the side for parking.

Lounge

14' 1" x 12' 3" (4.29m x 3.73m)

A spacious family lounge with an upgraded high quality Amtico flooring laid throughout. The room features stairs rising to the first floor, under stair storage space and window to front allowing for plenty of sunlight.

Kitchen/Diner

12' 3" x 11' 10" (3.73m x 3.61m)

A modern fitted kitchen/diner with a range of wall and mount base units. Integrated appliances are to include an oven with four gas hobs and extractor fan, fridge freezer, sink + drain, dish washer and washing machine/tumble dryer. The current seller has upgraded the kitchen tap. There is also french doors leading to the rear garden and window to rear.

Downstairs Cloakroom

Off the kitchen the downstairs cloakroom features low level WC and sink.

Landing

On the first floor landing there is access doors to the upstairs reception rooms, and a loft hatch providing loft access.

Bedroom One

12' 3" x 10' 8" (3.73m x 3.25m)

A good sized master bedroom featuring space for wardrobe and window to front. The bedroom furniture is up for negotiation.

Bedroom Two

10' 3" x 6' 8" (3.12m x 2.03m)

The second bedroom features a built in wardrobe and window to rear.

Bathroom

Tiled bathroom featuring a built in bath with shower over, low level WC, sink, window to front and an additional fan. The current owner has also added fitted shelves for extra storage.

Rear Of Property

A lovely rear garden laid to lawn with patio area. There is also a shed and rear access available.

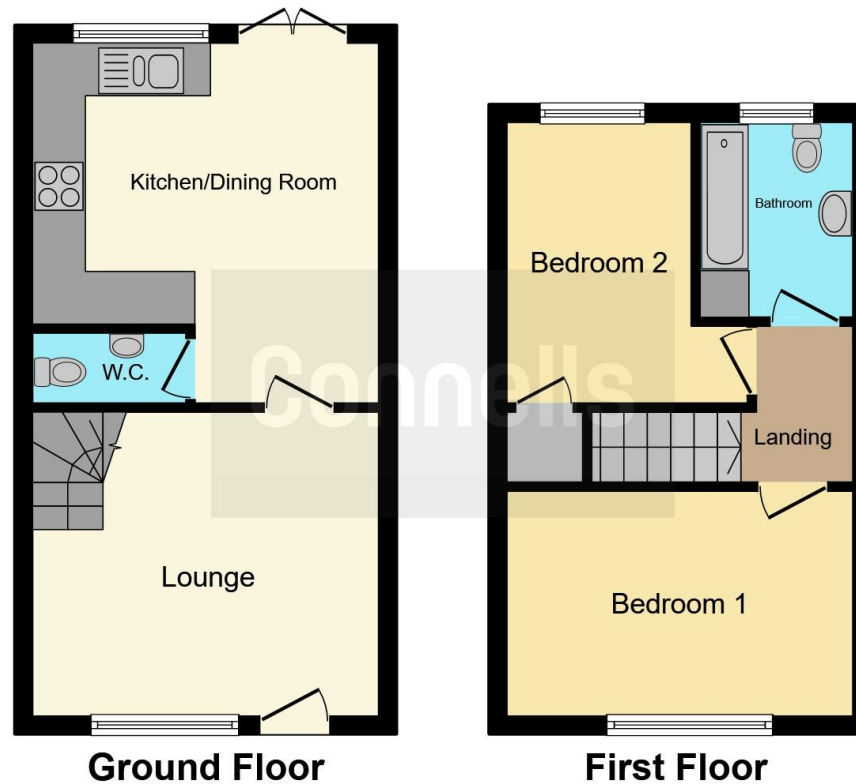
Parking

To the front there is a car port with allocated parking for two vehicles, and further on street parking is also available.









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

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

view this property online connells.co.uk/Property/RBY107227

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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