



Connells

Caradon Way
Houlton Rugby

Caradon Way Houlton Rugby CV23 1BH

for sale offers in the region of
£265,000



Property Description

CALLING ALL FIRST TIME BUYERS

A modern two bedroom mid terrace home in the popular location of Houlton briefly comprising of lounge, dining kitchen, guest cloakroom, two good size bedrooms and a family bathroom. This property benefits from a landscaped rear garden and two allocated parking spaces. It is immaculately presented throughout and a quality Morris Homes build.

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.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing!

Approach

Front door through to;

Lounge

12' 2" x 14' 1" (3.71m x 4.29m)

Having window to front and staircase rising to first floor landing.

Dining Kitchen

16' x 12' 2" (4.88m x 3.71m)

Fitted with a range of base and wall mounted units with complimentary worksurfaces and stainless steel sink and drainer. Integrated appliances to include Neff oven, four ring gas hob, dishwasher, washing machine and fridge freezer. French doors overlooking and leading to rear garden

Guest Cloakroom

Fitted with low-level WC, wash handbasin and extractor fan.

Landing

Staircase rising from lounge, loft hatch providing access to loft space

Master Bedroom

12' 3" x 10' 7" (3.73m x 3.23m)

Window to front, space for wardrobes.

Bedroom Two

10' 2" x 6' 6" (3.10m x 1.98m)

Window to rear, storage cupboard.

Family Bathroom

Part tiled with white three piece suite comprising of low-level WC, wash handbasin and fitted bath with shower over. Window to rear.

Rear Garden

Landscaped rear garden laid to lawn and patio with gated side access.

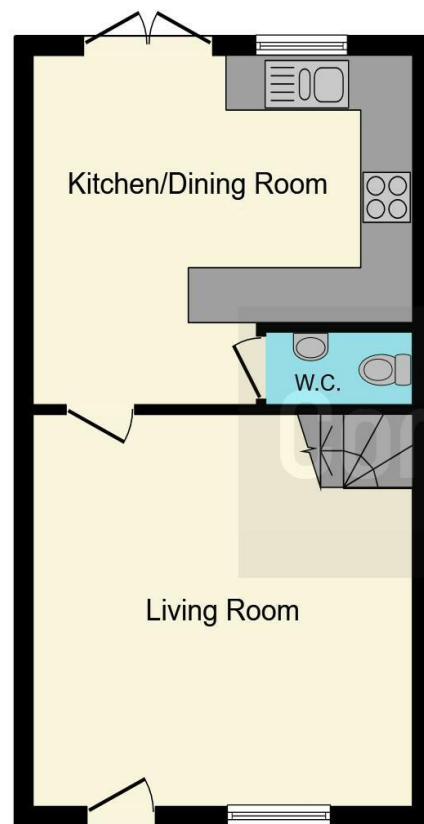
Parking

Two allocated parking spaces to rear or property.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107669



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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