



Connells

Kemp Drive
Houlton Rugby



Property Description

****FIRST TIME BUYER OPPORTUNITY**** this property comprises of entrance hall, lounge, kitchen/diner, cloakroom/WC, three bedrooms, family bathroom with bath and shower, enclosed rear garden and off road parking.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Childrens Park. Houlton is sought after for its well regarded 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.

Entrance Hall

Cloakroom

W/C & sink

Lounge

14' 9" x 11' 11" (4.50m x 3.63m)

Bay window, antico wood effect flooring, understairs cupboard.

Kitchen/ Diner

15' 2" x 11' (4.62m x 3.35m)

Patio doors to rear, gas hob, electric oven, antico wood effect flooring.

Landing

Carpeted, airing cupboard.

Bedroom One

15' 2" x 8' 9" (4.62m x 2.67m)

To rear of property, overlooking garden, carpeted.

Bedroom Two

7' 10" x 10' 3" (2.39m x 3.12m)

To front of property, carpeted.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

Single room, dressing room, carpeted.

Bathroom

Bath, w/c & sink, shower, vinyl flooring.

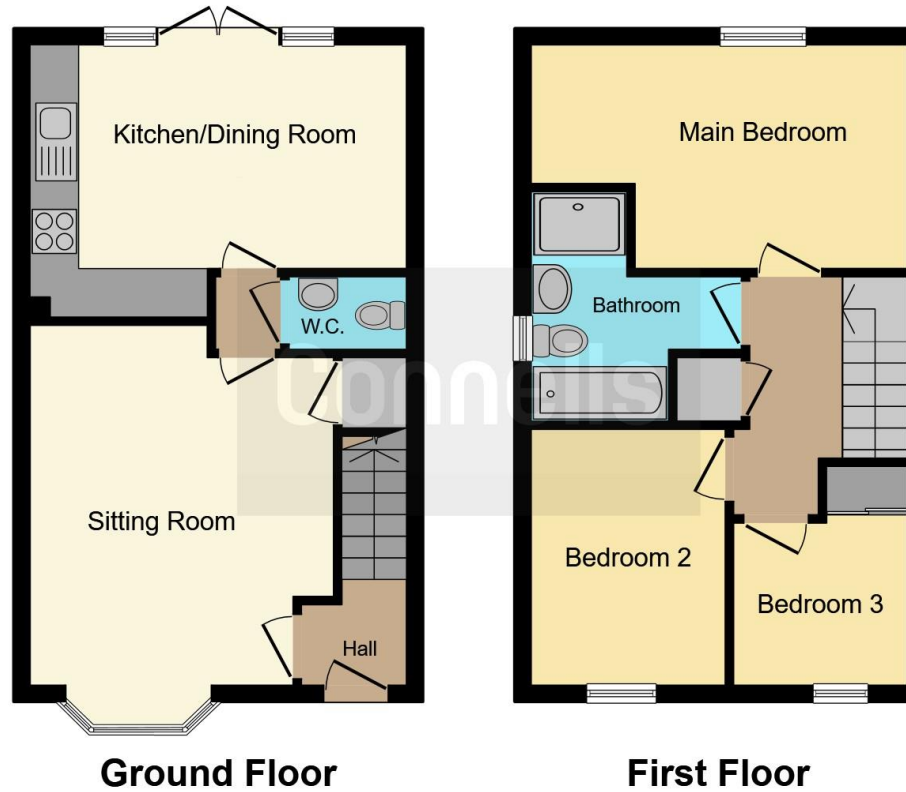
Rear Garden

Astro turf & patio.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/RBY106748



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