



# Ellis Brooke



## 7 Station Avenue

Houlton, Rugby, CV23 1BF

**Guide price £335,000**



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### Entrance Hall

4'6" x 4'2" (1.38m x 1.28m)

The property is accessed under a covered storm porch and through a composite front door where you arrive in the entrance hall. The entrance hall has doors that give access through to the living room and ground floor W/C.

### Living Room

12'1" x 14'11" (3.69m x 4.57m)

A well proportioned room that benefits from a bay style window to the front elevation that provides natural light. The room further benefits from access to a useful storage cupboard. To the rear elevation there is a door which gives access through to.

### Inner Hallway

With stairs that rise to the first floor and a door which gives access through to.

### Kitchen Dining Room

15'3" x 10'4" (4.66m x 3.17m)

The kitchen itself comprises of a range of base and eye level units with a complementary worktop over. Within the kitchen there are a range of fitted appliances which include a fridge freezer, electric oven, four ring induction hob with extractor fan over, dishwasher and washing machine. The room provides ample space for a dining table and to the rear elevation there is a window and double opening doors that provide a view over and give access to the garden.

### W/C

2'11" x 5'0" (0.89m x 1.54m)

With a low-level flush WC and wash hand basin. There is tiling to the splash back area.

### 1st Floor Landing

The first floor landing gives access to a useful storage cupboard. In addition there are doors giving access through to all first floor accommodation. Further to this there is a door which gives access to a study area where there are stairs that rise to the second floor. To the front elevation of the study area there is a window.

### Bedroom 2

8'9" x 13'5" (2.67m x 4.09m)

A double bedroom with a window to the rear elevation that provides a view over the garden.

### Bedroom 3

8'7" x 11'9" (2.62m x 3.59m)

A good sized double bedroom that benefits from a window to the front elevation.

### Bathroom

6'4" x 8'1" (1.95m x 2.48m)

With a suite that comprises a low-level flush WC, wash hand basin and paneled bath with mixer shower over. Within the bathroom there is tiling to all splash back areas, to the rear elevation there is a frosted window and there is a wall mounted heated towel rail.

### Second Floor - Bedroom 1

11'5" x 19'9" (3.49m x 6.03m)

Occupying the top floor of the property is a master suite. Offering a very spacious double bedroom with a range of fitted wardrobes providing ample space for clothes hanging and storage. To the front elevation there is a window and to the rear elevation there are 2 Velux windows. Access to the loft is obtained via a loft touch and from the bedroom there is a door which gives access through to the ensuite.

## Second Floor - Ensuite

3'10" x 8'5" (1.18m x 2.57m)

With a suite that comprises a low-level flush WC, wash hand basin and shower cubicle with electric shower. There is tiling to all splash back areas and there is a wall mounted heated towel rail.

## Rear Garden

To the rear of the home is a well appointed and landscape garden. The garden itself has fenced boundaries to all elevations and to the side there is gated access to the parking area. To the immediate rear of the property is a patio area which provides ample space for outdoor seating and alfresco dining. A further area of garden has been laid with artificial turf and there is a further raised deck area to the rear elevation of the garden which provides extra space for outdoor seating and entertaining.

## Parking

The property benefits from two allocated parking spaces which are located to the rear of the home and accessed off Lincoln Drive. In addition there are visitors spaces which are offered on a first come first served basis. The property benefits from an EV ChargePoint found to the rear of the parking space.

## Front

To the front of the home there is an area of garden, which in the main has been laid with a gravel stone. From the public highway there is a paved pathway which gives access to the front door.

## Efficiency - Solar, Battery Storage and Air Con

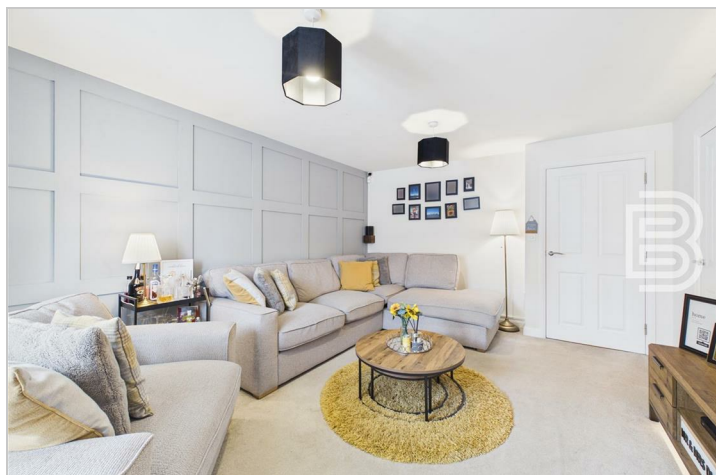
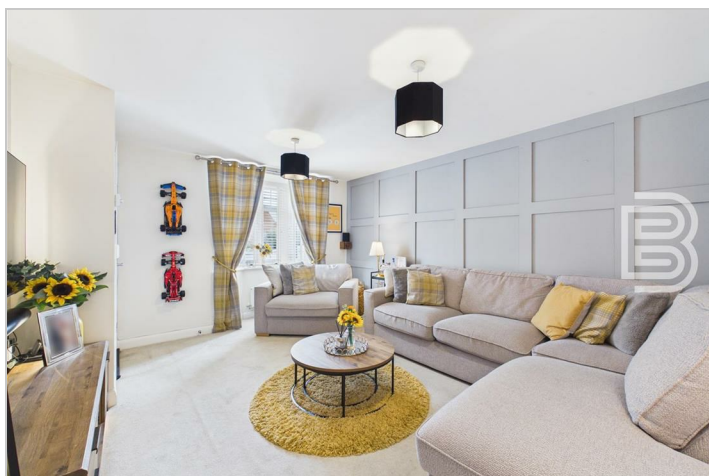
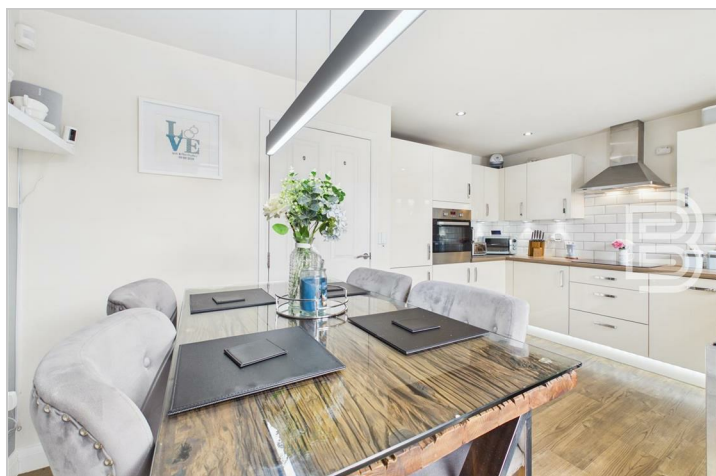
This home benefits from having 12 owned solar panels. The property further benefits from having a 5kwh inverter and 9.5kWh batter storage. In addition the 2nd floor has a fitted air conditioning system.

## Agents Note - Service Charge

An annual service charge is payable to Trust Green Management to the sum of £155.55.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



Hybrid Map



Terrain Map



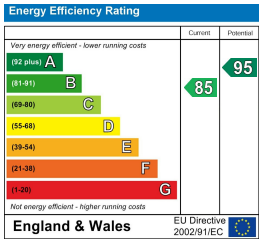
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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