

Hughes Drive,Houlton Rugby CV23 1AF

shipways

welcome to

Hughes Drive,Houlton Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this perfect forever home located in the ever so sought after residential location of Houlton.













Cloakroom
Toilet, sink, radiator.

Lounge
Double glazed window to front, electric fire, radiator.

Kitchen/Dining Room
Integrated appliances, gas hob, top and bottom cupboards, double glazed french doors.

Utility Room
Boiler, radiator.

Bedroom One
Double glazed window to front, fitted wardrobes, radiator.

En Suite
Sink, toilet, double shower, radiator.

Bedroom Two
Double glazed window to rear, radiator.

Bedroom Three
Double glazed window to rear and max.

Bedroom Four
Double glazed window to front, radiator.

Bathroom
Double glazed window to side, sink, toilet, bath with overtop shower.

Loft Space
Bordered completely lawned.

Rear Garden
Astro turf decking, boards flower beds.

Garage
Power, electric car charging point.

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Hughes Drive, Houlton Rugby

- Modern Four Bedroom Detached Property
- Open Plan Kitchen /Dining Room
- En-Suite to the master
- Feature Fire Place and Bay window in the Lounge
- Off Road Parking and Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£400,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY110692

The Property Ombudsman

Property Ref:
RGY110692 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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shipways

01788 574641

Rugby@shipways.co.uk

24 Regent Street, RUGBY, Warwickshire, CV21 2PY

shipways.co.uk