Connells

Park View
Houlton Rugby

Park View
Houlton Rugby CV23 1EB

for sale offers in excess of
£300,000

Property Description

UNMISSABLE FAMILY HOME CALL US NOW

Connells are pleased to market this delightful spacious three bedroom, semi detached property on Park View in Houlton, Rugby. The property is well positioned and overlooks a lovely nature reserve. In brief comprises of; entrance, downstairs WC, open plan lounge/kitchen/diner, three bedrooms with an en suite to the master, and family bathroom. Externally, there is a low maintenance rear garden, and allocated off road parking for two vehicles. The property also has a EV charger adjacent to the double parking.

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, restaurants, bars and coffee shops. The property will also be a short walk to the new proposed train station in the area.

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

Downstairs Cloakroom

Downstairs cloakroom upon entrance with low level WC and wash hand basin.

Open Plan Reception

A gorgeous open plan lounge/kitchen/diner with integrated appliances. Doors leading to the rear garden allowing for plenty of light. Windows to the front and rear aspect.

Bedroom One

Featuring space for a wardrobe (the current wardrobe can be left behind) and two windows to the front aspect.

En Suite

With a walk in shower, low level WC and wash hand basin.

Bedroom Two

Featuring space for a wardrobe and window to the rear aspect.

Bedroom Three

Featuring space for a wardrobe and window

to the rear aspect. Also making an ideal home office.

Family Bathroom

With a built in bath and shower over, low level WC, and wash hand basin. Window to the side aspect.

Rear Of Property

A lovely low maintenance rear garden laid to lawn with fencing.

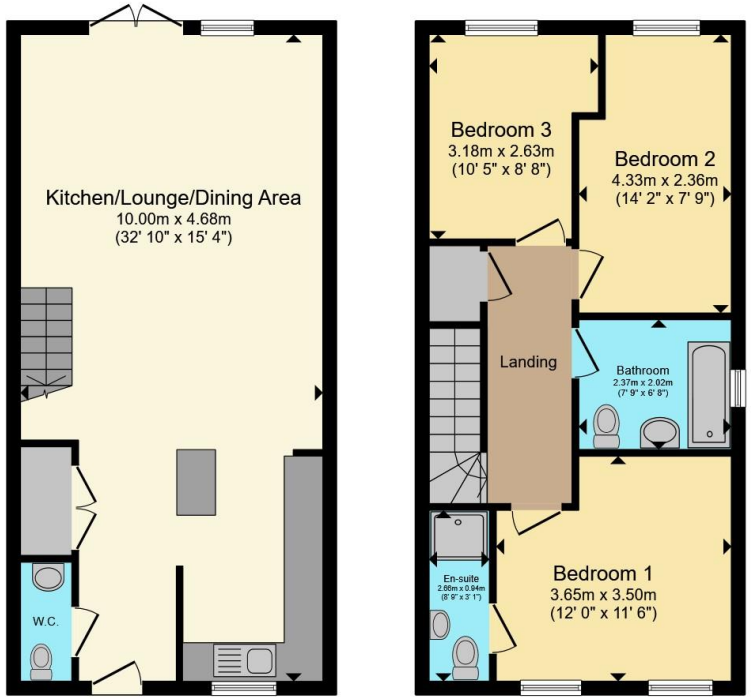
Parking

This property comes with allocated off road parking for two vehicles. The property also has a EV charger adjacent to the double parking.

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PILOT



Ground Floor **First Floor**

Total floor area 94.3 m² (1,015 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108322

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.