

**2 Wimbourne Road
Houlton
RUGBY
CV23 1DF**

£132,000



- 40% SHARED OWNERSHIP
- THREE BEDROOMS
- UTILITY ROOM
- DOUBLE GLAZING
- ENERGY RATING B

- DETACHED
- OFF ROAD PARKING
- EN-SUITE
- GAS CENTRAL HEATING

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to bring to market this 40% shared ownership property in the popular location of Houlton. In brief the property comprises of: Living room, kitchen diner, utility room , ground floor W.C. On the first floor there are three bedrooms, master bedroom with en-suite and a family bathroom. Outside there is off road parking and gardens to front and rear. The property also benefits from double glazing and gas central heating.

Entrance Hall

Double glazed door into entrance hall, doors to living room and kitchen diner and W.C

W.C

Low flush W.C, wash hand basin, radiator.

Living Room

16'11" x 9'6" (5.17m x 2.9m)

Double glazed windows to front and rear, radiator.

Kitchen Diner

16'11" x 8'11" (5.17m x 2.74m)

Stainless steel sink with mixer tap over, built in oven and hob, plumbing for dishwasher, space for fridge freezer, space for dining table, double glazed windows to front, side and rear, door to utility room.

Utility

Double glazed door to rear, washing machine, combination boiler, storage cupboard.

Landing

Double glazed window to rear, doors to bedrooms and bathroom.

Bedroom One

13'1" x 12'11" max (4m x 3.95m max)

Double glazed window to front, radiator, door to en-suite.

En-Suite

Shower cubicle with shower, wash hand basin, low flush W.C, radiator.

Bedroom Two

12'10" x 10'1" (3.92m x 3.09m)

Double glazed window to front, radiator, storage cupboard.

Bedroom Three

8'9" x 6'9" (2.69m x 2.07m)

Double glazed window to rear, radiator.

Bathroom

Panelled bath, low flush w.c, wash hand basin, radiator, double glazed window to rear.

Outside

Off road parking for several vehicles, gates access to rear garden. Rear garden is laid to lawn surrounded by timber fencing.

Agents Note

Local Authority: Rugby

Council Tax Band: D

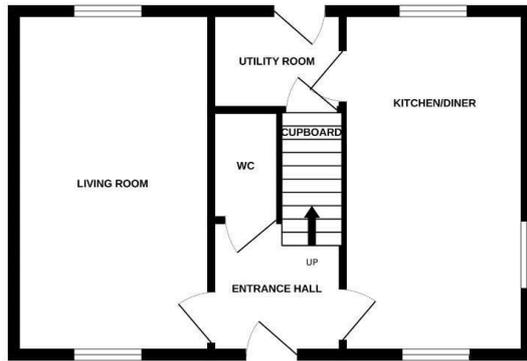
Energy Efficiency Rating:

Current monthly costs include rent of around £533.99 for the remaining 60% share and a service/insurance charge of approximately £21.20.

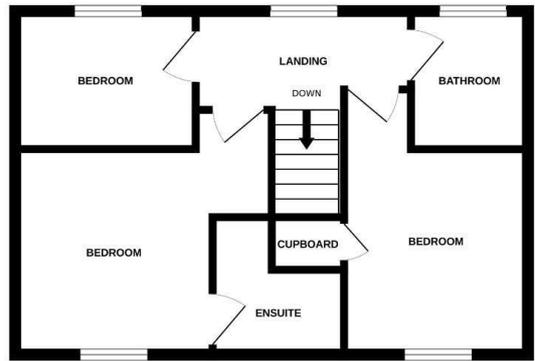




GROUND FLOOR

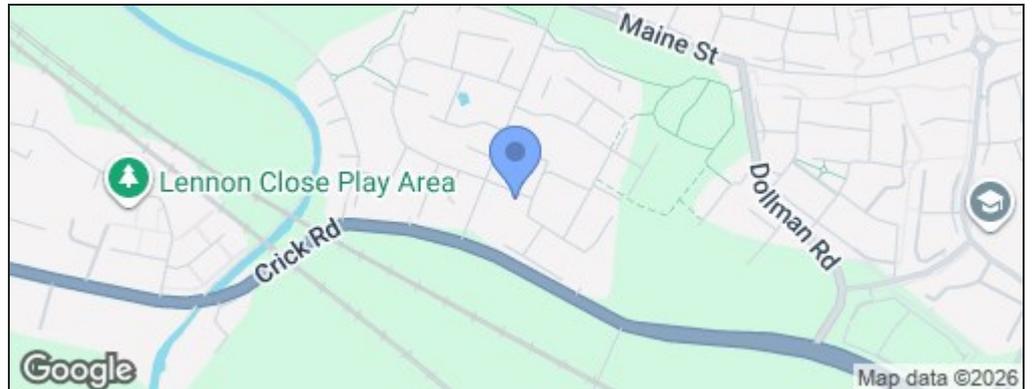


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.