



Connells

Angwin Avenue
Houlton Rugby

Angwin Avenue Houlton Rugby CV23 1AA

for sale offers in excess of
£450,000



Property Description

SUPERB FAMILY HOME WITH AN ONWARD COMPLETE CHAIN

Connells are delighted to bring to market this beautiful detached, four bedroom family home on Angwin Avenue in Houlton, Rugby. In brief, Angwin Avenue comprises of; entrance hall, downstairs cloakroom, spacious lounge, modern open plan kitchen/diner, utility room, four bedrooms with en suite to master, and family bathroom. Externally, there is a lovely rear garden, allocated off road parking plus a garage. This property also benefits from gas central heating and double glazing.

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.

This property is not to be missed, call us today on 01788 579880 to arrange your exclusive viewing!

Entrance

A welcoming entrance hall with stairs rising to the first floor landing and an understair storage cupboard.

Downstairs Cloakroom

With low level WC and sink.

Lounge

A generous family lounge featuring a fireplace, double doors leading to the rear garden, and a window to the front aspect.

Kitchen/Diner

A modern open plan kitchen/diner featuring a range of wall and mount units, and integrated appliances including; double oven, induction hob and extractor fan, fridge freezer, dish washer and sink + drain. There is also a central breakfast bar with quartz worktop, built in understand storage cupboard, double doors leading to the rear garden, two velux windows plus a window to the rear aspect. Antigua flooring.

Utility Room

Utility room off the kitchen featuring space for a washing machine/tumble dryer.

Landing

First floor landing with a built in storage cupboard and windows to the front and rear aspect.

Bedroom One

Generous master bedroom featuring built in wardrobes and sliding doors, and window to the front aspect.

En Suite

En suite off bedroom one with a double walk in shower, low level WC, sink and frosted window to the rear aspect.

Bedroom Two

Featuring a built in wardrobe with sliding doors and window to the front aspect.

Bedroom Three

Featuring built in wardrobes with sliding doors and window to the rear aspect.

Bedroom Four

Featuring built in wardrobe and window to the front aspect.

Family Bathroom

Family bathroom with a built in bath, walk in shower, low level WC, sink, heated towel rail and frosted window to the rear aspect.

Garage

Detached garage.

Parking

Driveway.

Buyer Aml Fee

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.







To view this property please contact Connells on

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25 Regent Street
RUGBY CV21 2PE

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/RBY108226](https://www.connells.co.uk/Property/RBY108226)



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.

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Property Ref: RBY108226 - 0003