

Anthorn Close,Houlton Rugby CV23 1EU

shipways

welcome to

Anthorn Close,Houlton Rugby

Shipways will be conducting an open house event on this beautiful property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic forever home in the heart of Houlton.













Agent Note
Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying out identity and anti-money laundering checks.

Hallway
Downstairs Wc
Double glazed window, toilet, sink.

Utility Room
Lounge
Double glazed window, radiator.

Kitchen/Diner
Top and bottom wall units, integrated appliances, gas hob, sink, double glazed window, three radiators.

Bedroom One
Double glazed window, fitted wardrobes, radiator.

En Suite
Shower, sink, toilet, double glazed window, radiator.

Bedroom Two
Double glazed window, radiator.

Bedroom Three
Double glazed window, radiator.

Bedroom Four
Double glazed window, radiator.

Bathroom
Bath, sink, toilet, double glazed window.

Garden
Patio area, turfed, access to garage.

Garage
Storage, parking in front of garage.

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Anthorn Close, Houlton Rugby

- DETACHED PROPERTY.
- FOUR BEDROOMS.
- UTILITY ROOM.
- EN-SUITE TO MASTER.
- DRIVEWAY AND GARAGE.

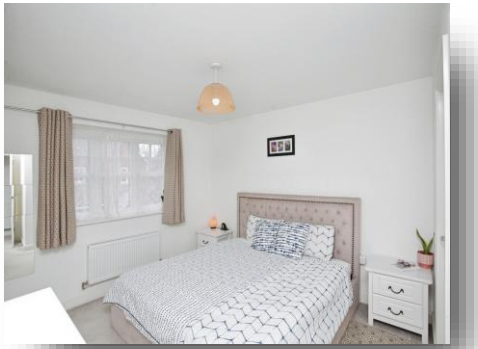
Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over

£475,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY110454

The Property Ombudsman

Property Ref:
RGY110454 - 0005

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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