

**2 Alexanderson Road  
Houlton  
RUGBY  
CV23 1EE**

**£108,000**



- **40% SHARED OWNERSHIP**
- **OFF ROAD PARKING FOR TWO CARS**
- **GCH & DOUBLE GLAZING**
- **ENERGY RATING B**
- **TWO BEDROOM SEMI DETACHED**
- **GROUND FLOOR W.C**
- **NO ONWARD CHAIN**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This modern two-bedroom semi-detached home is set in the popular and fast-growing area of Houlton, offering contemporary living in a well-connected community. The accommodation includes an entrance hall, a ground-floor W.C., a bright kitchen/diner and a comfortable lounge, creating a practical layout for everyday life. Upstairs, there are two double bedrooms and a fitted bathroom.

Externally, the property benefits from off-road parking for two vehicles and an enclosed rear garden, providing a private outdoor space to enjoy.

Houlton is ideally positioned for commuters, with excellent access to the region's central motorway network, including the M1, M6 and M45. Rugby town centre is just a ten-minute drive away, where the railway station offers fast, mainline services to London Euston and Birmingham New Street.

The area provides a growing selection of local shops and everyday amenities, along with a highly regarded restaurant, primary and secondary schools, and the David Lloyd Club gym, creating a vibrant and well-served community.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Hall**

Dog leg staircase rising to first floor. Understairs storage cupboard. Radiator. Doors off to cloakroom, kitchen/diner and lounge.

#### **Cloakroom**

Low flush w.c. Wash hand basin. Radiator.

#### **Lounge**

15'1" x 10'0" (4.60m x 3.05m)

Double glazed windows to front and side aspects. Television aerial point. Radiator.

#### **Kitchen Diner**

14'11" x 9'1" ( 4.57m x 2.77m)

Fitted with a range of base and eye level units. Work surface space incorporating an inset sink with mixer tap over. Built in oven, hob and extractor. Radiator. Double glazed window to front and side. Side door leading to garden.

#### **Landing**

Doors off to bedrooms and bathroom.

#### **Bedroom One**

15'3" x 10'0" (4.65m x 3.05m)

Double glazed windows to the front and side aspects. Built in storage cupboard. Radiator.

#### **Bedroom Two**

15'3" x 9'1" (4.65m x 2.79m)

Double glazed windows to the front and side. Radiator.

#### **Bathroom**

With suite to comprise; panelled bath with shower over, pedestal wash hand basin, and low level w.c. Radiator. Obscure double glazed window to the front.

**Front Garden**

Planted with a variety of shrubs. Steps up to front entrance door.

**Rear Garden**

Mainly laid to lawn with patio area. Enclosed by timber fencing. Gated access to

**Driveway**

Providing off road parking for two vehicles.

**Agents Note**

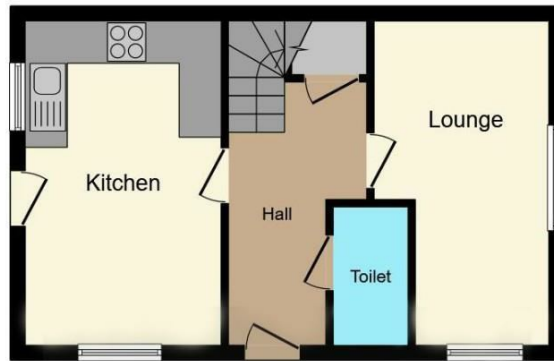
Council Tax Band: C

Energy Efficiency Rating: B

Rent £487.16 PCM







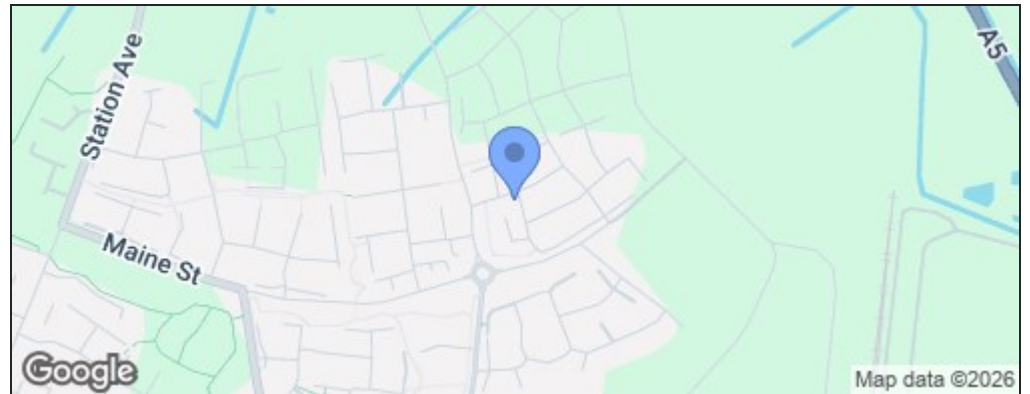
**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.