



PLOT 44 THE DRAYCOTE

£329,950 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1EZ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this newly built three bedroom semi detached property built by William Davis Homes to "The Draycote" design and located in the sought after residential location of Houlton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is within walking distance of The Old Station Nursery and there is further excellent schooling for all ages. Houlton boasts a range of additional facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket and there are local parks, nature walks and nearby allotments to enjoy.

There is convenient access to the surrounding M1/M6/A5 and A14 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of a square entrance hall with door through to the lounge. The lounge opens up into the kitchen/dining room where there is a built in oven and hob with extractor over; integrated appliances, space and plumbing for an automatic washing machine and French doors opening onto the rear garden. The ground floor cloakroom/w.c. is accessed off the dining area and is fitted with a white suite to include a wall mounted wash hand basin with tiled splashback and a low level w.c.

To the first floor, the landing gives access to three well proportioned bedrooms with bedroom one having built in wardrobes and benefits from an en-suite shower room. The further bedrooms are serviced by a modern part tiled family bathroom fitted with a three piece white suite to include a panelled bath with shower and screen over; wall mounted wash hand basin and low level w.c.

The property benefits from Upvc double glazing throughout and gas fired central heating to radiators.

Externally, to the front is a block paved driveway providing off road parking for two vehicles. There is a rear garden enclosed by timber fencing to the boundaries.

The property is being offered for sale with no onward chain and benefits from the NHBC certificate. Early viewing is highly recommended to avoid disappointment.

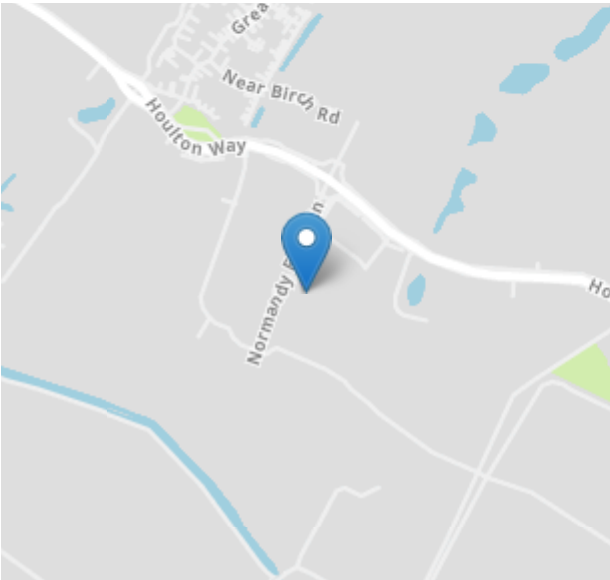
Please note, photos are from the Show Home and for representation only and there is an Estate Charge of £376.99 per annum for maintenance of public space.

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property. To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Newly Built Three Bedroom Semi Detached Property
- Sought After Residential Location
- Lounge and Kitchen/Dining Room with Appliances and French Doors to Rear Garden
- Ground Floor Cloakroom/W.C., First Floor Family Bathroom and En-Suite to Master Bedroom
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden and Off Road Parking for Two Vehicles
- NHBC Certificate
- Early Viewing Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

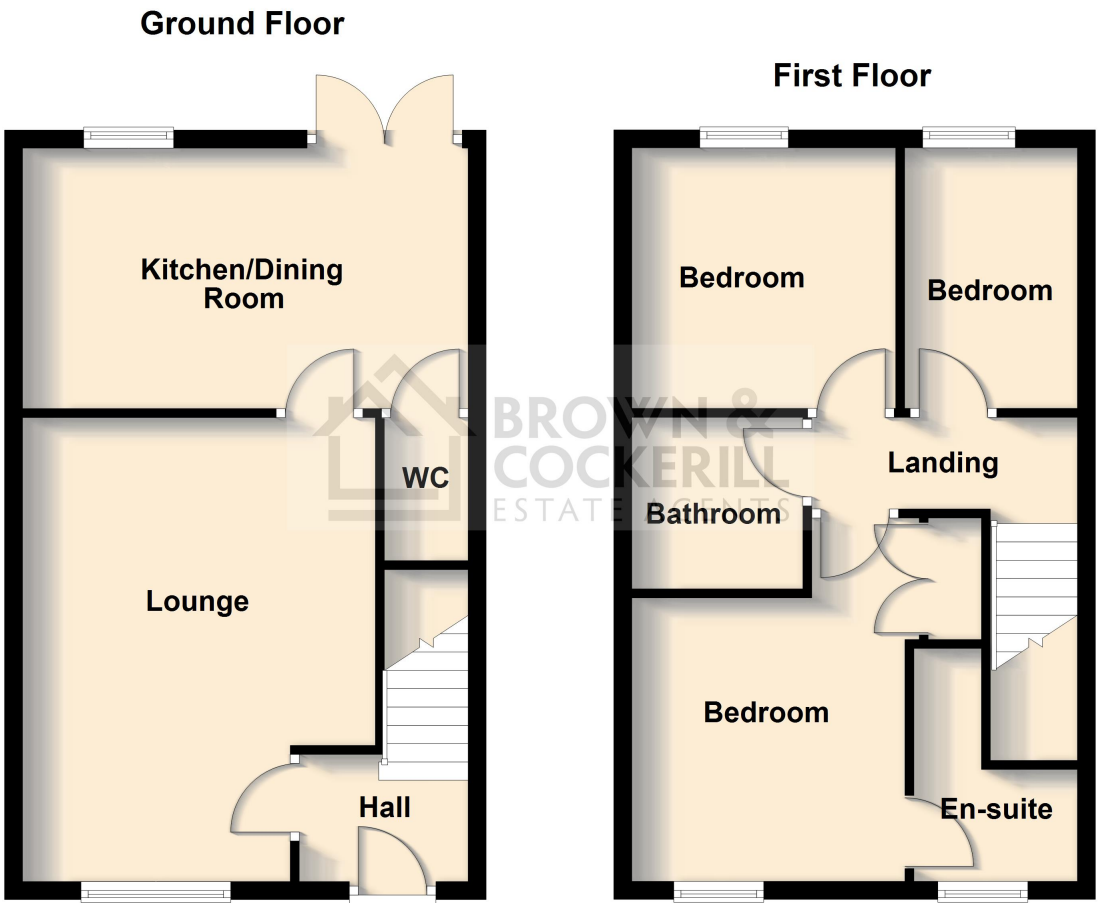
Ground Floor

Lounge
16' 11" x 12' 8" (5.16m x 3.86m)
Kitchen/Dining Room
16' 3" x 9' 6" (4.95m x 2.90m)
Ground Floor Cloakroom/W.C.
5' 3" x 3' 1" (1.60m x 0.94m)
First Floor

Bedroom One
10' 3" x 10' 0" (3.12m x 3.05m)

En-Suite Shower Room
8' 6" x 5' 11" (2.59m x 1.80m)
Bedroom Two
9' 8" x 9' 3" (2.95m x 2.82m)
Bedroom Three
9' 3" x 6' 3" (2.82m x 1.91m)
Family Bathroom
6' 9" x 6' 3" (2.06m x 1.91m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.