

**PLOT 12 THE HARTBURY**

**£329,950 Freehold**

HOULTON  
RUGBY  
WARWICKSHIRE  
CV23 1EZ



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## DESCRIPTION

\*\*\* 5% DEPOSIT CONTRIBUTION MADE BY DEVELOPER \*\*\*

Brown and Cockerill Estate Agents are delighted to offer for sale this newly built three bedroom semi detached property which is located on the sought after residential development of Houlton, Rugby. The property was built by William Davis Homes to their Hartbury design and 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 an entrance hall with dog-leg staircase rising to the first floor landing and doors off to the ground floor accommodation. The ground floor cloakroom/w.c. is fitted with a low level w.c. and wash hand basin with tiled splashback. There is a well proportioned lounge and kitchen/dining room with an oven and hob with extractor over, integrated fridge/freezer and French doors opening onto the rear garden.

To the first floor, the landing gives access to the master bedroom which has dual aspect windows and fitted wardrobes. There are two further bedrooms with bedroom three having a built in cupboard. The part tiled family bathroom is fitted with a three piece white suite to include a panelled bath with shower and screen over, wall hung wash hand basin and low level w.c.

The property benefits from solar panels (owned outright) and has gas fired central heating to radiators and Upvc double glazing.

Externally, to the front is off road parking for two vehicles. The enclosed rear garden is predominantly laid to lawn with a patio area to the immediate rear and side leading to gated rear access.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain. 5% deposit contribution made by developer.

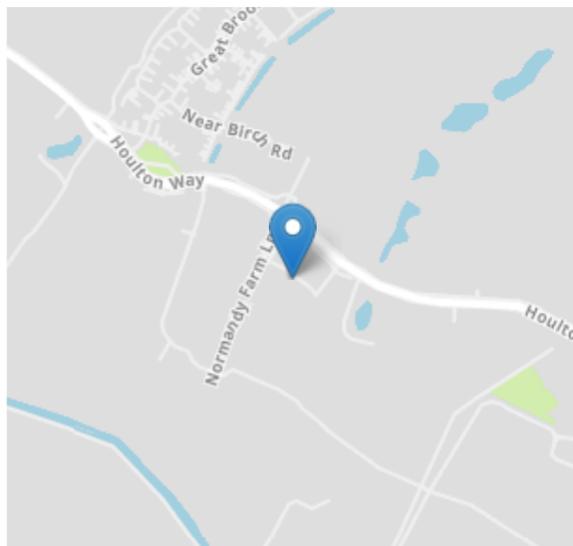
## MORTGAGE & LEGAL ADVICE

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 William Davis Homes Three Bedroom Semi Detached Property
- Sought After Residential Development
- Lounge and Kitchen/Dining Room with Oven, Hob and French Doors to Rear Garden
- Ground Floor Cloakroom/W.C. and First Floor Family Bathroom
- Gas Fired Central Heating to Radiators, Upvc Double Glazing and Solar Panels
- Enclosed Rear Garden and Off Road Parking for Two Vehicles
- NHBC Certificate and 5% Deposit Contribution by Developer
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

15' 0" x 6' 0" (4.57m x 1.83m)

#### Lounge

15' 2" x 10' 11" (4.62m x 3.33m)

#### Kitchen/Dining Room

15' 2" x 9' 9" (4.62m x 2.97m)

#### Ground Floor Cloakroom/W.C.

5' 10" x 2' 11" (1.78m x 0.89m)

### First Floor

#### Landing

8' 0" x 3' 0" (2.44m x 0.91m)

### Bedroom One

15' 2" x 11' 11" (4.62m x 3.63m)

### Bedroom Two

10' 11" x 6' 11" (3.33m x 2.11m)

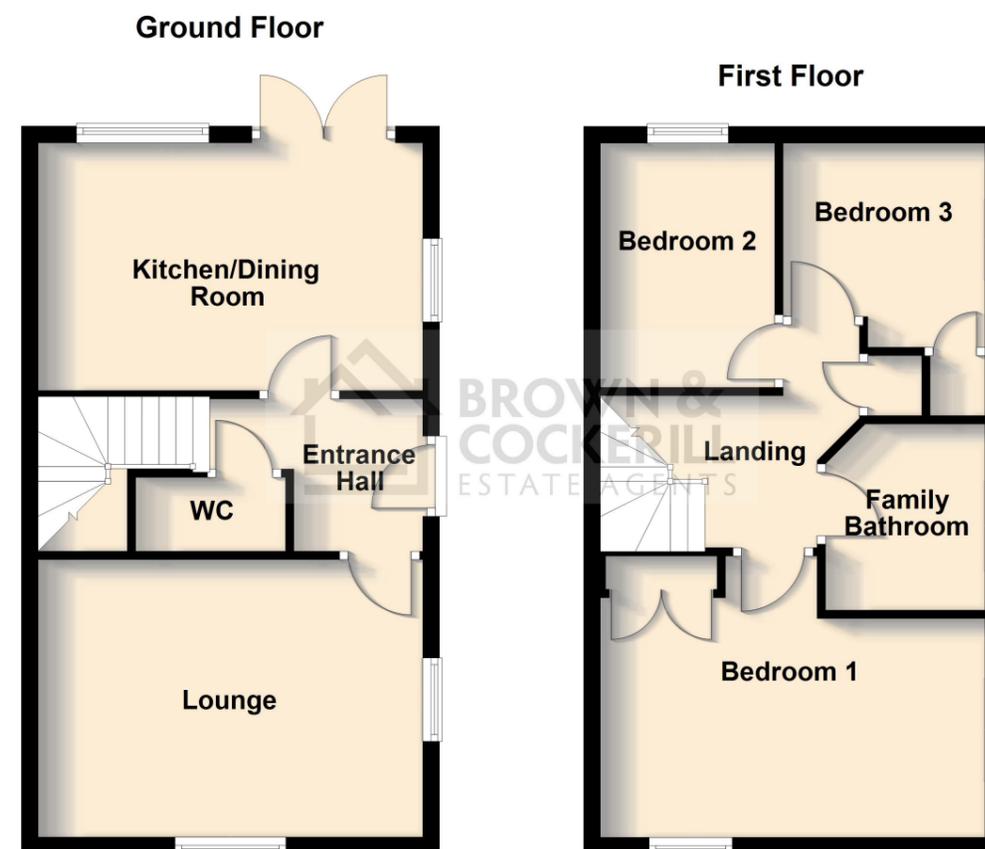
### Bedroom Three

7' 11" maximum x 7' 8" (2.41m maximum x 2.34m)

### Family Bathroom

7' 4" maximum x 6' 3" maximum (2.24m maximum x 1.91m maximum)

## 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.