



19 SHAUGHNESSY WAY

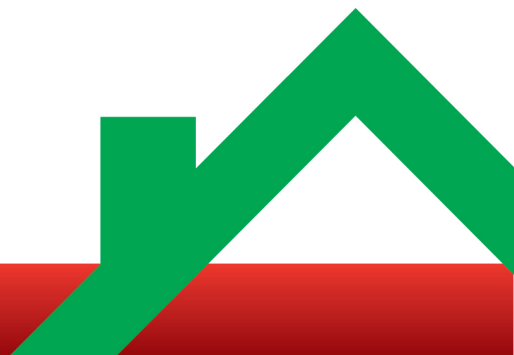
£350,000 Freehold

HOULTON
RUGBY
WARWICKSHIRE
CV23 1AU



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property situated in Houlton, Rugby. The property was built in 2019, benefits from the remainder of the NHBC certificate and is of standard brick built construction with a tiled roof. All mains services are connected.

Situated in the highly sought after Houlton development and within walking distance of The Old Station Nursery and St Gabriel's Academy, there are a range of additional amenities and facilities to include the popular David Lloyd Gym, the Tuning Fork cafe, Co-Op supermarket, public open spaces and nature walks.

Rugby railway station operates a regular intercity service to Birmingham New Street and London Euston within the hour. There is also easy access to the A5, A14, M1 and M6 road and motorway networks, 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 stairs rising to the first floor landing and a ground floor cloakroom/w.c. fitted with a low level w.c. and wash hand basin. The lounge has French doors opening onto the rear garden and there is a kitchen/dining room with built in oven and hob with extractor over.

To the first floor, the landing has two large storage cupboards and doors off to the master bedroom. This has built in wardrobes and benefits from a contemporary en-suite shower room, including a double shower enclosure, low level w.c. and wall mounted wash hand basin. There are two further well proportioned bedrooms with bedroom two having fitted wardrobes. The part tiled family bathroom is fitted with a modern three piece white suite to include a panelled bath with shower over, low level w.c. and wall mounted wash hand basin.

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

Externally, to the side of the property is a tandem driveway providing off road parking for three vehicles and leading to the detached garage which has power and lighting connected. A side pedestrian gate gives access to the enclosed rear garden. There is a patio area to the immediate rear which is ideal for al fresco dining/entertaining and the remainder is laid to lawn with raised boarders to the back and sides.

There is a £36.00 per month service charge covering maintenance of communal areas/grounds.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 98 m² (1054 ft²).

AGENTS NOTES

Council Tax Band 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///paces.tuck.steadily

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 Three Bedroom Semi Detached Property with Remainder of NHBC Certificate**
- **Situated on the Sought After Houlton Development**
- **Lounge with French Doors to Rear Garden**
- **Kitchen/Dining Room with Oven and Hob**
- **First Floor Family Bathroom, En-Suite to Master Bedroom, Ground Floor Cloakroom/W.C.**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Detached Garage**
- **Early Viewing is Highly Recommended**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

Ground Floor

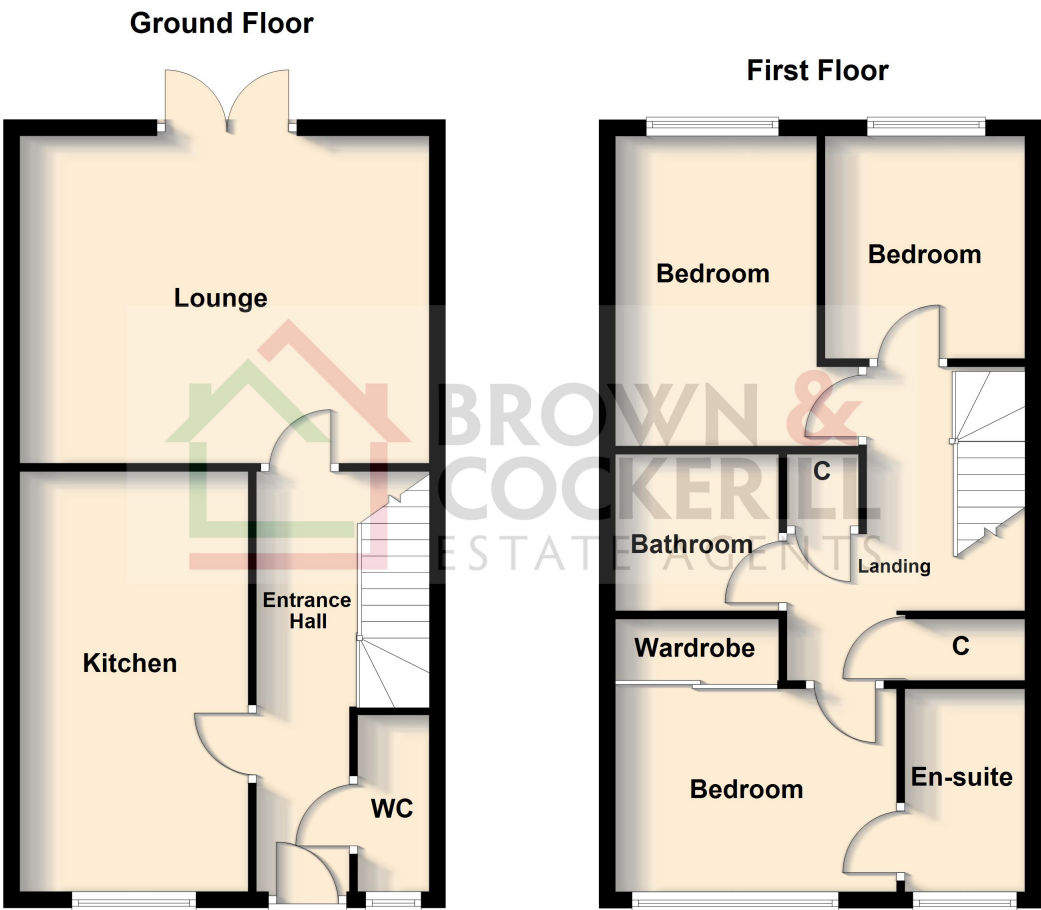
Entrance Hall
17' 1" x 3' 9" (5.21m x 1.14m)
Lounge
16' 11" x 13' 3" (5.16m x 4.04m)
Kitchen/Dining Room
17' 0" x 9' 3" (5.18m x 2.82m)
Ground Floor Cloakroom/W.C.
7' 2" x 2' 11" (2.18m x 0.89m)
First Floor

Landing
12' 8" x 6' 4" (3.86m x 1.93m)

Bedroom One

11' 9" x 8' 5" to built in wardrobes (3.58m x 2.57m to built in wardrobes)
En-Suite Shower Room
8' 3" x 4' 10" (2.51m x 1.47m)
Bedroom Two
12' 7" x 8' 4" to built in wardrobes (3.84m x 2.54m to built in wardrobes)
Bedroom Three
9' 1" x 8' 1" (2.77m x 2.46m)
Family Bathroom
6' 7" x 6' 4" (2.01m x 1.93m)

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.