

Freehold £250,000

Lincoln Drive, Houlton, Rugby, Warwickshire CV23 1BS



- Two Storey, Two Bedroom, End of Terrace House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Approx. 620 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

An attractive, recently-constructed house which forms part of a substantial development to the east of Rugby. The beautifully-presented property has a cloakroom just off the entrance hallway, a sleek, modern kitchen and a reception room with patio doors that open onto the neatly-kept rear garden. On the first floor are two similar-sized double bedrooms and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house comes with parking for two cars and is only a short drive from both the M1 and M6. Rugby's town centre and railway station can also be reached via local bus from nearby Crick Road. The three closest schools are Ofsted-rated 'Good', 'Good' and 'Outstanding'.

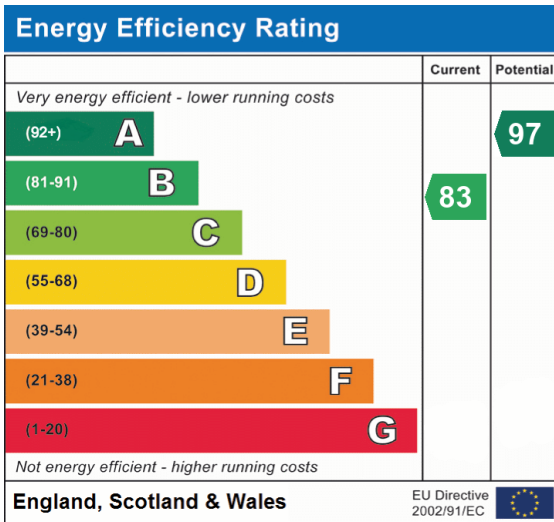
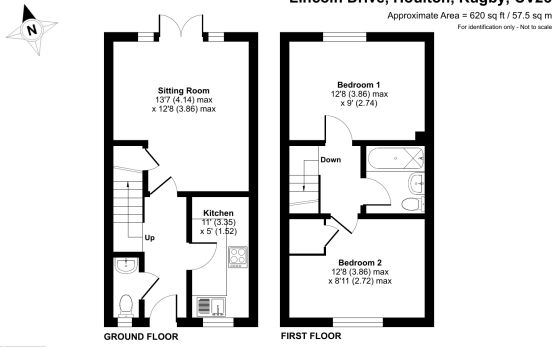
**Tenure:** Freehold.

**Estate Charge:** £19.96 per month (subject to annual review).

**Council Tax:** Band B, Rugby Borough Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen

11' 0" x 5' 0" (3.35m x 1.52m)

Sitting Room

13' 7" max. x 12' 8" max. (4.14m x 3.86m)

### FIRST FLOOR

Landing

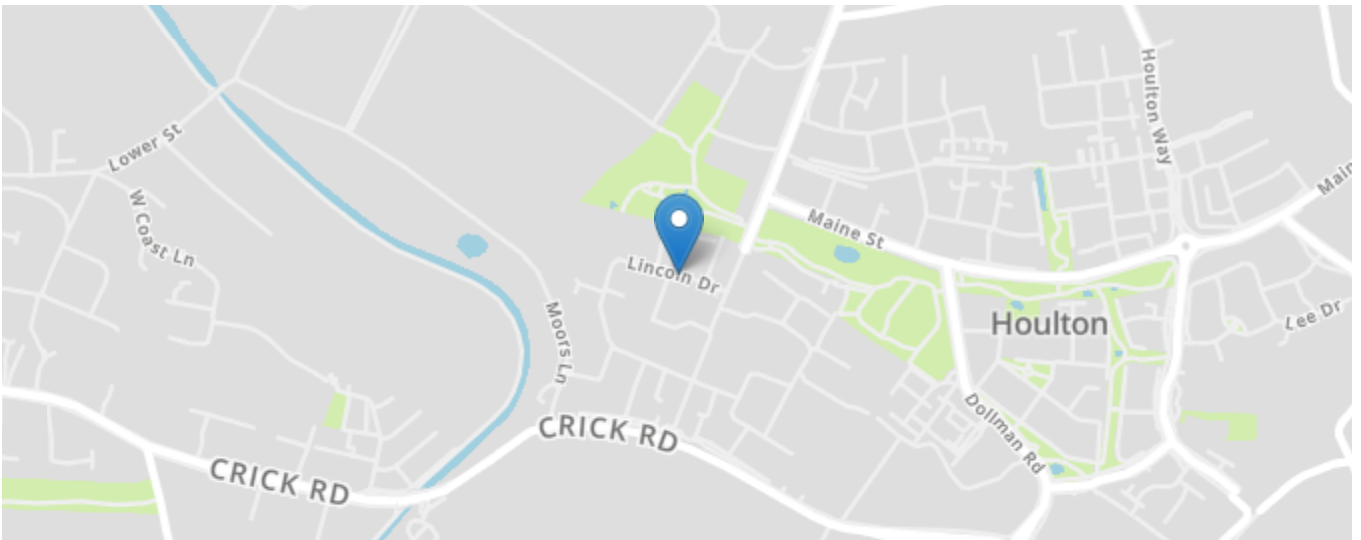
Bedroom 1

12' 8" x 9' 0" (3.86m x 2.74m)

Bathroom

Bedroom 2

12' 8" max. x 8' 11" max. (3.86m x 2.72m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.