

Freehold £295,000

Ripon Way, Houlton, Rugby, Warwickshire CV23 1BW



- Two Storey, Three Bedroom, End of Terrace House
- Full Width Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 918 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Short Drive from Town Centre

GENERAL DESCRIPTION

This deceptively spacious property forms one end of a recently-constructed terrace and has a good-sized reception at the front, a central cloakroom/WC and a full-width kitchen/dining room at the rear. a door leads out to a south-east-facing garden with patio, lawn, decked seating area and timber shed. The garden can also be accessed via a side gate. On the first floor of the house is an attractive main bedroom plus a second, comfortable, double bedroom, a smaller third bedroom and a simple, modern and naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Rugby town centre is only a ten minute drive away (Google Maps estimate). Junction 18 of the M1 is also within easy reach if travelling further afield. The proposed Rugby Parkway Train Station would be just a brief walk from Ripon Way and Warwickshire County Council are currently aiming for this to open in 2029 although full funding has not yet been secured. The nearby primary school and secondary school are both Ofsted-rated 'Good'.

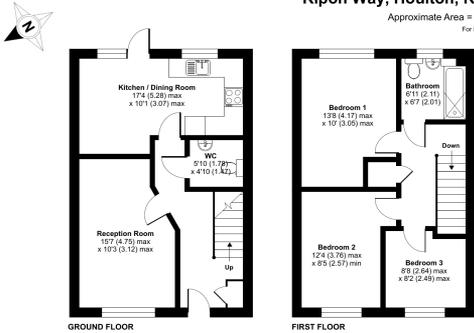
Tenure: Freehold.

Council Tax: Band C, 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.

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Approximate Area = 918 sq ft / 85.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Registered), © Instructon 2012. Produced for Urban Moves. REF: 1401462

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room
15' 7" max. x 10' 3" max. (4.75m x 3.12m)

W.C.
5' 10" x 4' 10" (1.78m x 1.47m)

Kitchen / Dining Room
17' 4" max. x 10' 1" max. (5.28m x 3.07m)

FIRST FLOOR

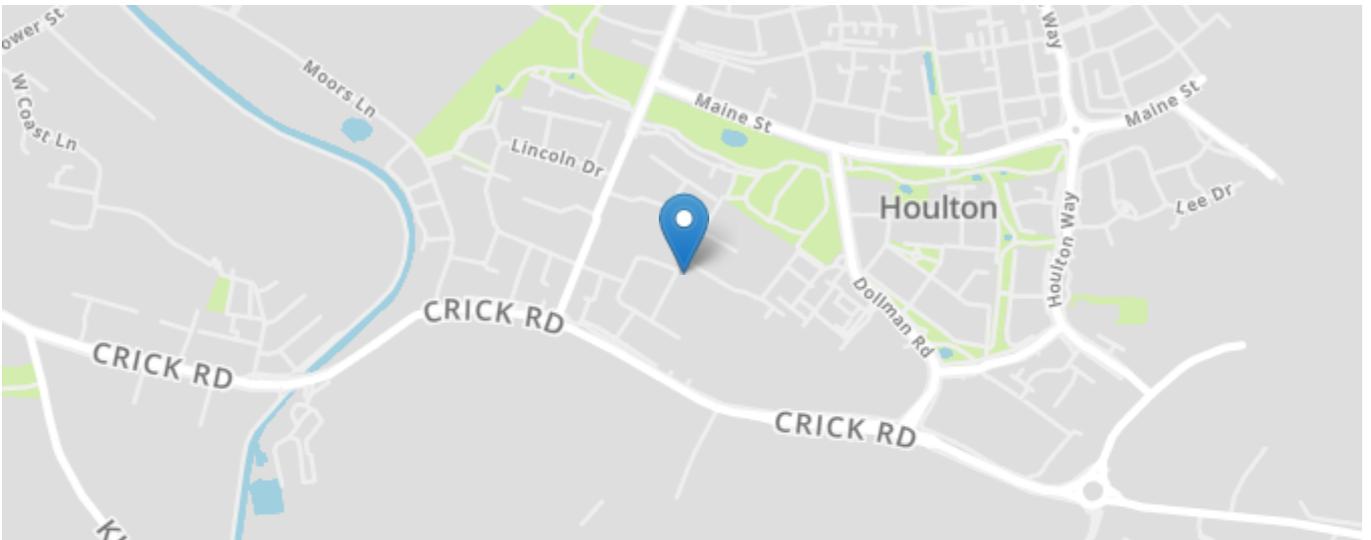
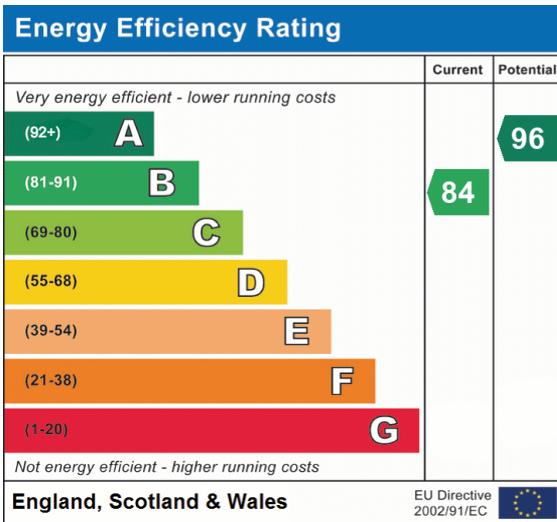
Landing

Bedroom 1
13' 8" max. x 10' 0" max. (4.17m x 3.05m)

Bedroom 2
12' 4" x 8' 5" min. (3.76m x 2.57m)

Bedroom 3
8' 8" max. x 8' 2" max. (2.64m x 2.49m)

Bathroom
6' 11" max. x 6' 7" max. (2.11m x 2.01m)



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.