



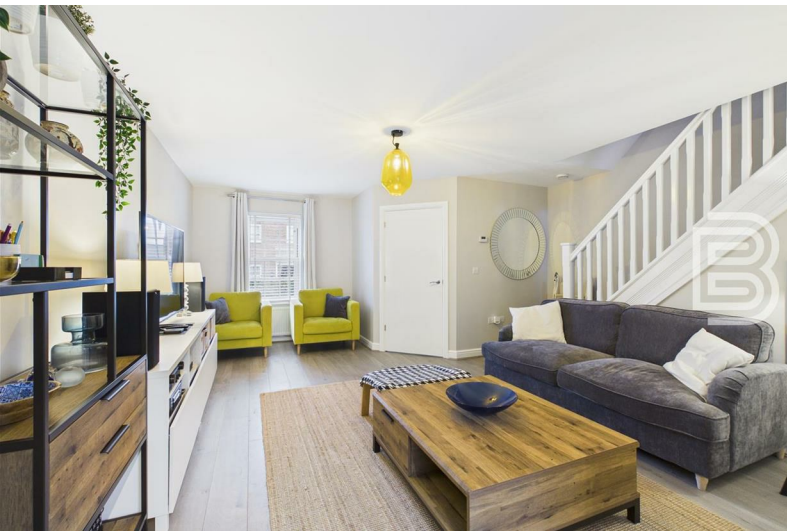
Ellis Brooke



2 Florence Avenue

Houlton, Rugby, CV23 1BD

Guide price £315,000



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Entrance

Composite front door with small glazed panels. Wood effect flooring. Radiator. Doors to WC and Lounge.

WC

Low flush WC. Wall mounted wash hand basin. Extractor. Radiator.

Lounge

Double glazed Sash window to the front aspect. Opens into Kitchen/Diner. Stairs to First Floor. Wood effect flooring. Two radiators. Under stairs cupboard.

Kitchen/Diner

Double glazed window and French Doors to the rear garden. Wood effect flooring. Radiator. Range of base and eye level units with work surfaces over. Under cabinet feature lighting. Stainless steel sink/drain. Integrated oven plus gas hob and extractor. Integrated fridge and freezer. Integrated dishwasher and washing machine. Inset spotlights to the kitchen section. Cupboard housing combination boiler.

Landing

Doors off to all 3 bedrooms and bathroom. Loft access hatch (part boarded). Over-stairs cupboard.

Bedroom One

Double glazed window to the rear aspect. Door to En-Suite. Radiator.

En-Suite

Pedestal wash hand basin. Low flush WC. Double shower cubicle. Extractor. Inset spotlights. Tiling to splashbacks.

Bedroom Two

Double glazed Sash window to the front aspect. Radiator.

Bedroom Three

Double glazed Sash window to the front aspect. Radiator.

Bathroom

Double glazed window to the rear aspect. Radiator. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Extractor. Inset spotlights.

Frontage

Slate low maintenance border with shrubs. Pathway leading to canopy porch and front door.

Parking & Car Port

Located immediately to the side of the property. Driveway leading into open Car Port provides parking for 2 cars currently - or 3 cars if the metal shed (located under the car port) is moved. Courtesy door through from car port into rear garden.

Garden

Larger than average for the estate. Enclosed by a mixture of timber fencing and brick wall. Courtesy door into Car Port. Full width patio and

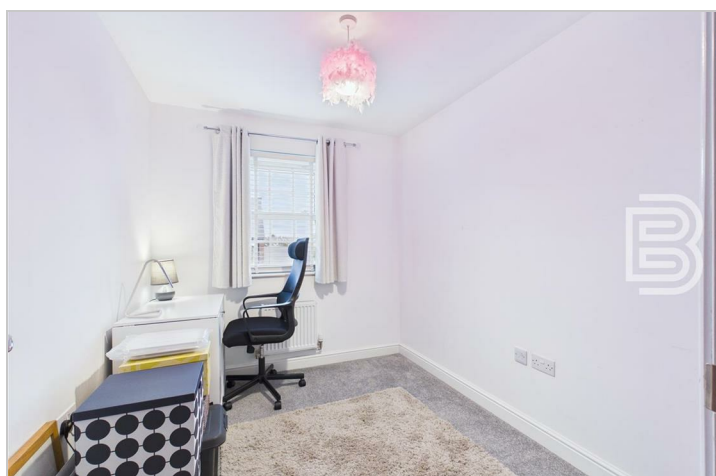
central lawned area. Decked seating section in one corner. Borders. Insulated timber shed with hard-standing (power connected).

Area Information

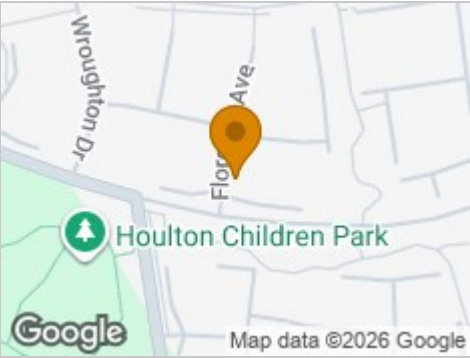
Houlton has an applicable service charge of around £370 per annum. This contributes towards preservation and maintenance of open spaces, green areas and parkland.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map



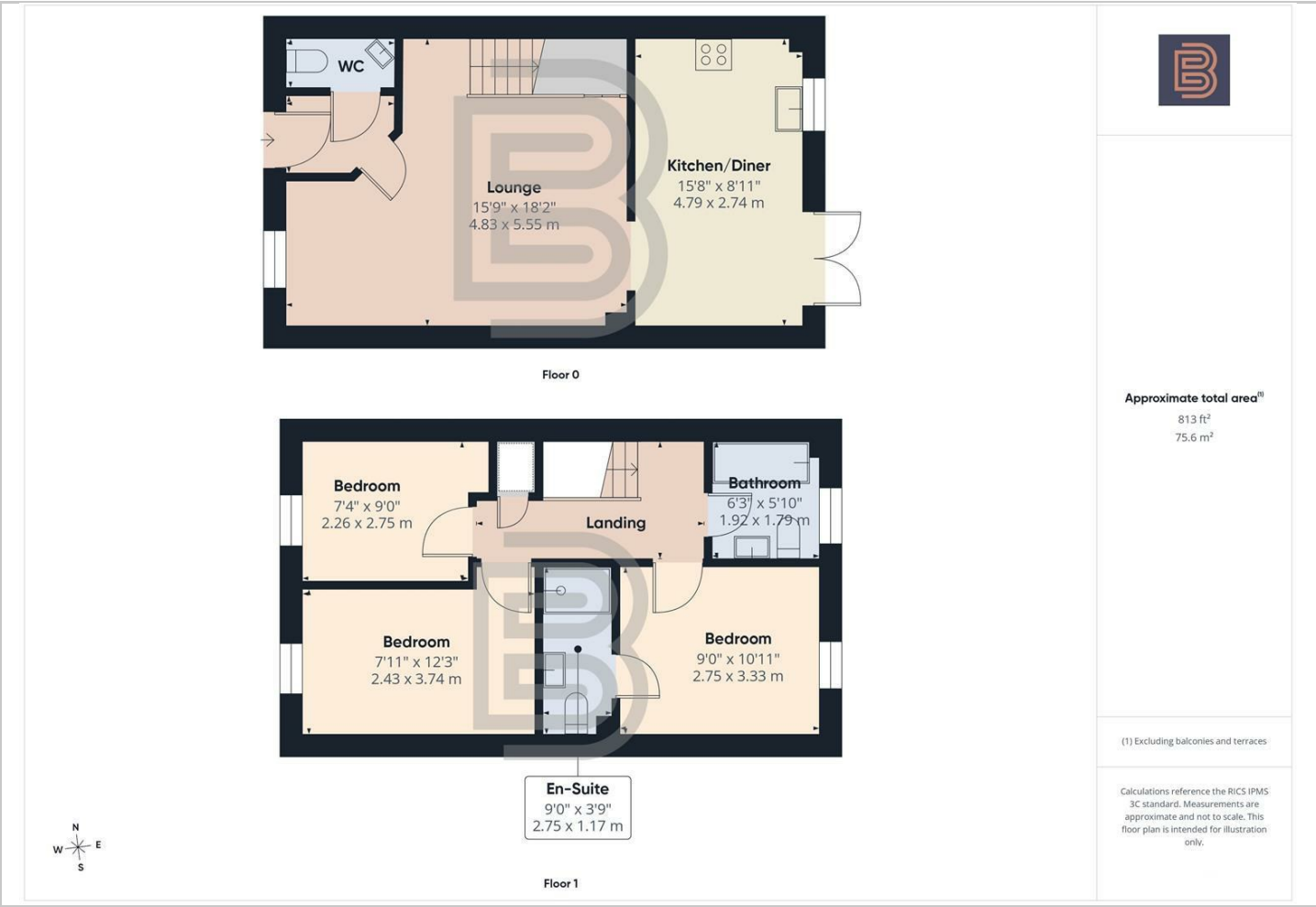
Hybrid Map



Terrain Map



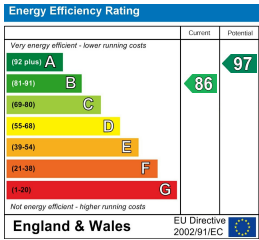
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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