



Ellis Brooke



10 De Forest Road

Houlton, Rugby, CV23 1EG

40% Shared Ownership
£96,000



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Summary

Offered as a 40% shared ownership this modern two bedroom home is situated in the popular Houlton estate and benefits from a large driveway, entrance hall, kitchen with built in cooker, separate wc, lounge, two double bedrooms and family bathroom. The rear garden is mainly laid to lawn with a small patio area. This is a great opportunity for a first time buyer or somebody looking to downsize.

Location

Houlton is well placed for commuters, with easy access to the A428, A5, M1 and M6, plus fast rail links to London Euston in under 50 minutes from Rugby. The area offers a good range of amenities, including The Tuning Fork restaurant and St Gabriel's CofE Academy, with further well regarded schools nearby in Rugby such as Houlton secondary school, Ashlawn Academy, Rugby High School and Lawrence Sheriff. For fitness and leisure, the David Lloyd gym provides a full range of facilities, including a spa and outdoor pool.

The development itself is known for its green space, with landscaped parks, tree lined walkways and pedestrian routes throughout, popular with walkers, runners and families.

A well connected and thoughtfully designed location, Houlton continues to appeal to buyers looking for a balance of convenience and outdoor space.

Entrance Hall

6'0 x 13'3 (1.83m x 4.04m)

Enter via composite door. Single panel radiator. Stairs to first floor. understairs cupboard. Door into:

Kitchen

7'3 x 9'3 (2.21m x 2.82m)

With a range of base and eye level units and roll top

worksurfaces. Built in cooker with four ring gas hob and extractor hood over. Built in sink with drainage board and mixer tap. Space for fridge/freezer Space and plumbing for washing machine. uPVC window to the front elevation Cupboard housing boiler.

WC

5'6 x 3'6 (1.68m x 1.07m)

Low flush WC. Wash hand basin with pedestal and mixer tap. Radiator. Extractor fan

Lounge

13'5 x 12'7 (4.09m x 3.84m)

uPVC French doors and uPVC window to the rear elevation. Radiator.

Stairs & Landing

Loft hatch. Doors to further accommodation.

Bedroom One

13'7 x 9'0 (4.14m x 2.74m)

Two uPVC windows. Radiator.

Bedroom Two

10'1 x 9'11 (3.07m x 3.02m)

Two uPVC windows. Built in cupboard. Radiator.

Bathroom

5'6 x 6'6 (1.68m x 1.98m)

Single panel bath with mixer tap and mixer shower over. Low flush WC. Wash hand basin with mixer tap on top of a vanity unit uPVC obscure window. Radiator. Extractor fan

Rear Garden

Mainly laid to lawn with a patio area. Fencing to boundaries and gate to parking.

Parking

Off road parking for two vehicles.

Shared Ownership Information

Rent £357.55

Management Charge £ 27.67

Buildings Insurance £ 19.08

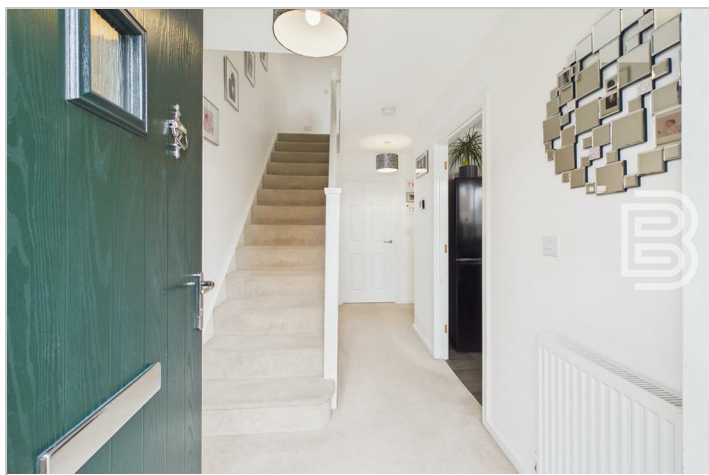
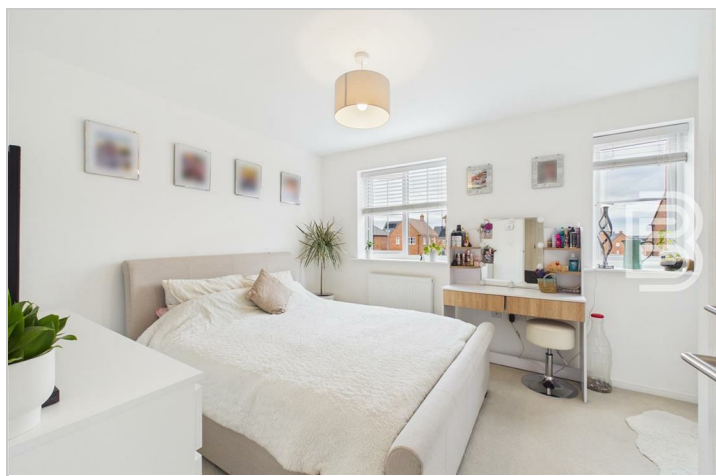
Admin Fee

Third Party Charges £ 31.40

Total Monthly Charge £431.70

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



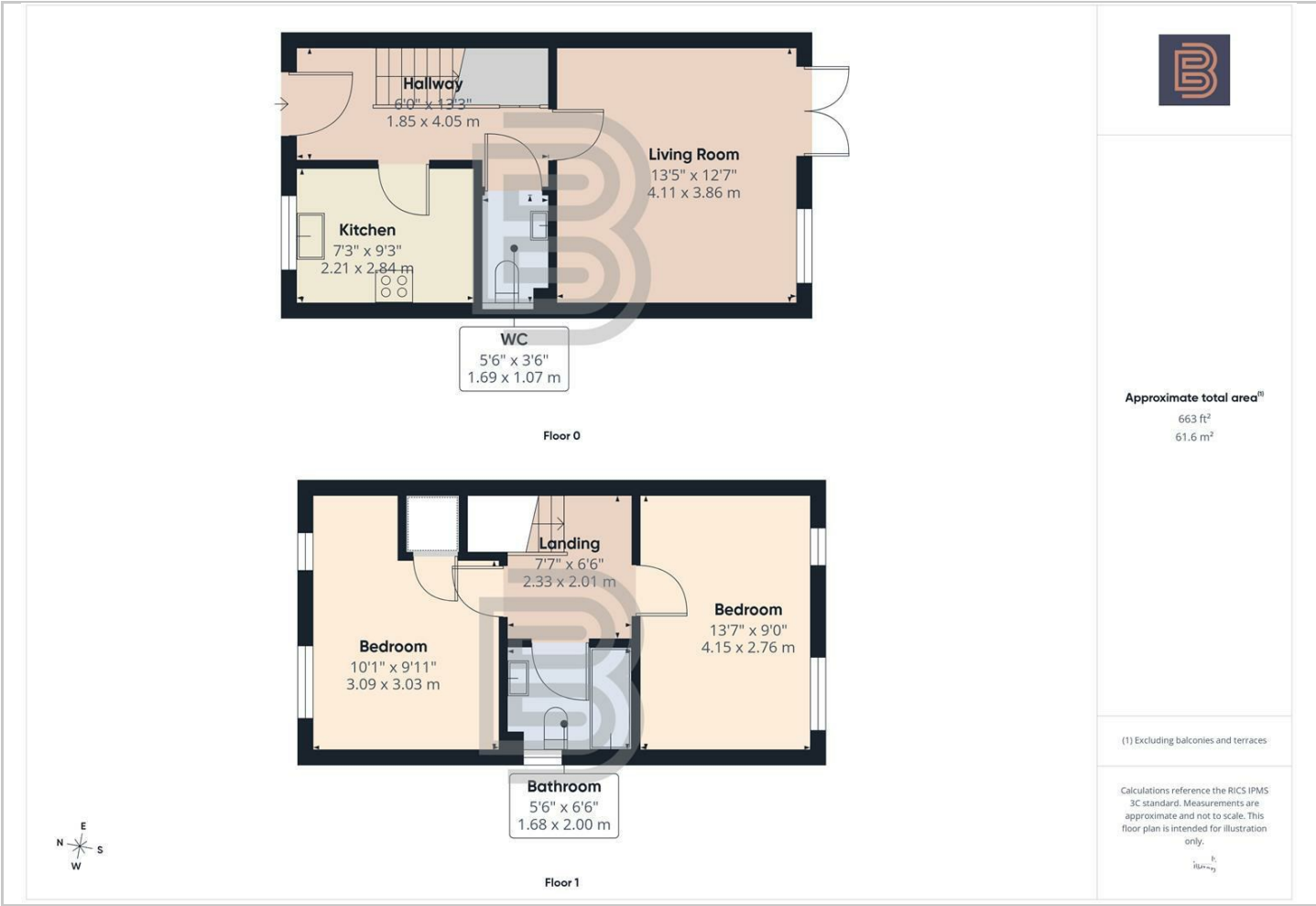
Hybrid Map



Terrain Map



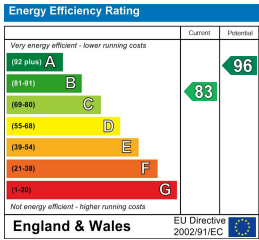
Floor Plan



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



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36 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk