12 Pinetree Way
Houlton
RUGBY
CV23 1AJ

£255,000

- TWO DOUBLE BEDROOM
- KITCHEN/BREAKFAST ROOM
- PARKING FOR TWO CARS
- CLOSE TO LOCAL AMENITIES
- SEMI DETACHED
- CUL DE SAC
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING: B

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk

PERSONAL • PROFESSIONAL • PROACTIVE

A well presented two bedroom semi detached property located in a quiet cul de sac location in the popular residential area of Houlton. This property is a fantastic opportunity for first time buyers to purchase a starter home with accommodation to comprise; entrance hall, lounge, kitchen breakfast room and cloakroom to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally there is off road parking for two cars, an enclosed rear garden and views over school playing fields. The property further benefits from gas central Heating to radiators and Upvc double glazing.

Houlton is a very popular area with good access to the major road networks and Rugby Mainline Railway station, and it has a thriving community with a good Primary School, popular Secondary school, David Lloyd Gym, Co-op and the Tuning Fork restaurant.

Accommodation Comprises
Entry via front entrance hall to:

Entrance Hall
Stairs rising to first floor landing. Radiator. Connecting door to:

Lounge
14'9" x 10'5" max (4.52 x 3.18 max)
Window to front aspect. Radiator. Television point. Connecting door to:

Kitchen / Diner
10'7" x 13'8" max (3.24 x 4.17 max)
Fitted with a range of base and eye level units. Roll top work surface space with a stainless steel one and a half bowl sink and drainer unit. Built in electric oven. Four ring gas hob with extractor over. Built in microwave. Space for an upright fridge/freezer. Space and plumbing for a washing machine. Radiator. Windows to rear aspect. French doors opening to rear garden. Storage cupboard. Door to:

Ground Floor W.C.
With low level w.c. and pedestal wash hand basin with tiled splash back. Radiator. Extractor fan. Wall mounted gas central heating boiler.

First Floor Landing
Window to side. Radiator. Access to loft storage space. Connecting doors off to:

Bedroom One
10'0" x 13'8" (3.05 x 4.17)
Two windows to front. Radiator. Built in double wardrobe.

Bedroom Two
8'0" x 13'8" (2.45 x 4.17)
Window to rear. Radiator. Built in double wardrobe.

Bathroom
With suite to comprise; panelled bath with mixer shower over, low level w.c. and pedestal wash hand basin. Coordinating part tiled walls. Recessed spotlights. Extractor fan.

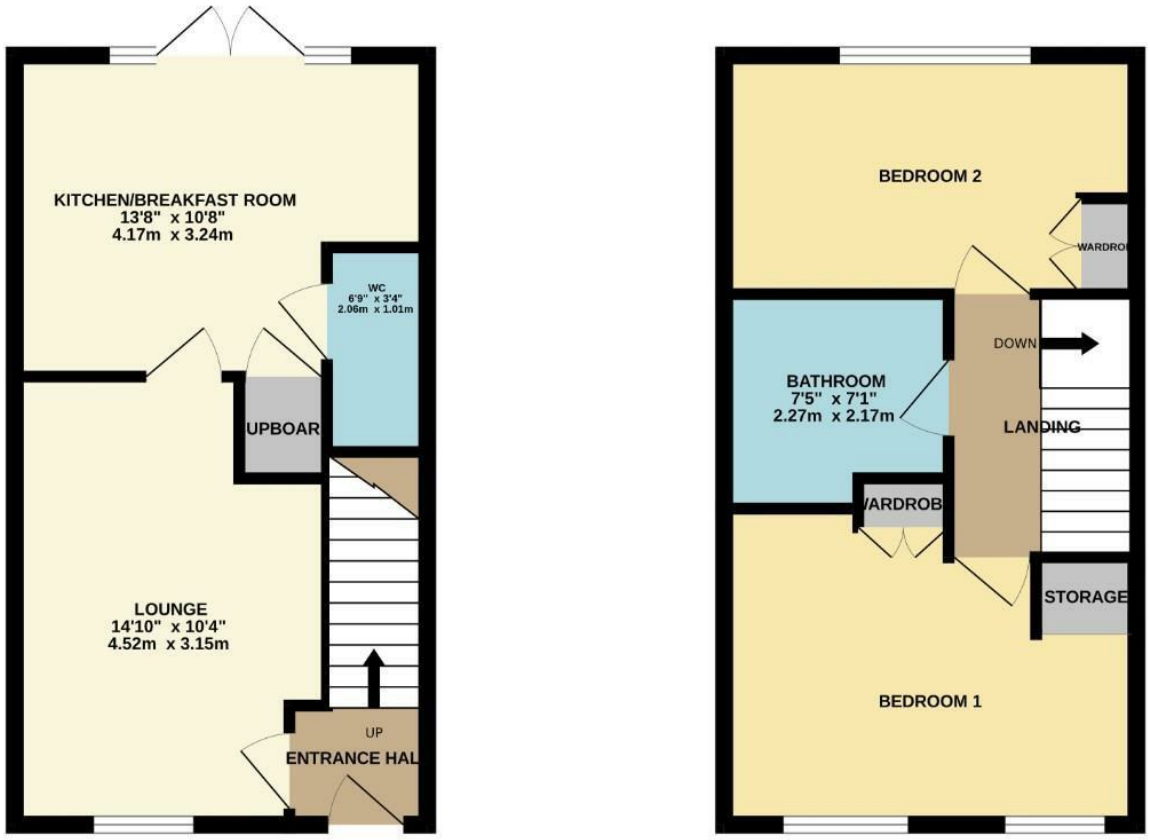
Rear Garden
Mainly laid to lawn. Patio area adjacent to the rear of the property. Timber shed. Timber panel fencing to boundaries. Gated pedestrian access.

Front Garden
Pathway to entrance. Off road parking for two vehicles.

Agents Note
Local Authority: Rugby
Council Tax Band: B
Energy Efficiency Rating: B

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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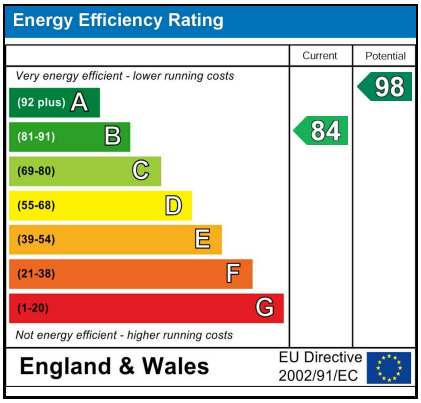

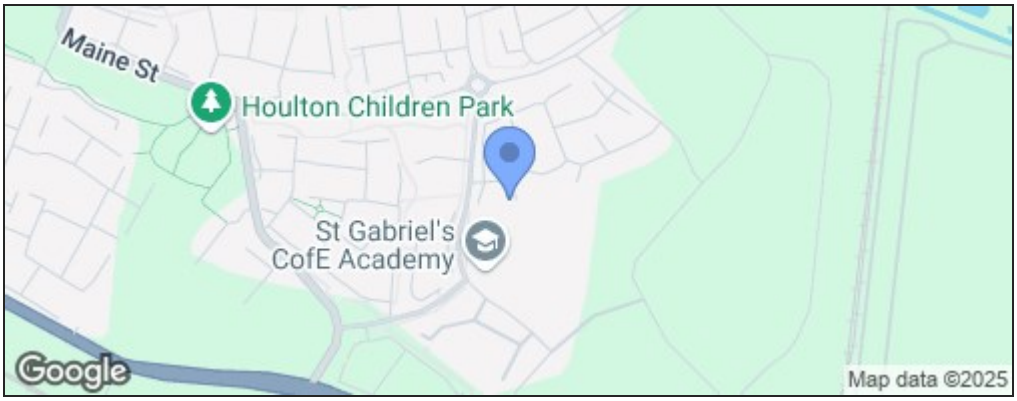

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