

**81 Maine Street
Houlton
RUGBY
CV23 1AS**

£235,000



- **MODERN HOULTON HOME BUILT 2019**
- **IDEAL FIRST TIME BUY / INVESTMENT**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING B**

- **TWO DOUBLE BEDROOMS**
- **VACANT POSSESSION**
- **REMAINING 10 YEAR NEW BUILD WARRANTY**

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PERSONAL • PROFESSIONAL • PROACTIVE

****Ideal First Time Buy Or Investment Property****

This contemporary two bedroom mid terrace home, built in 2019, sits in the heart of Houlton and offers stylish modern living in a thriving, well connected community. The open plan lounge, dining and kitchen space creates a bright, sociable hub for everyday life, complemented by a downstairs cloakroom for added convenience. Upstairs, two comfortable double bedrooms and a well appointed bathroom provide a calm and practical layout.

The home benefits from gas radiator central heating, upvc double glazing and an impressive Energy Efficiency Rating B, ensuring year round comfort and lower running costs. To the rear, the enclosed garden has been designed for low maintenance enjoyment, while a garage and off road parking for two vehicles sit just behind the property. The home is offered with vacant possession and includes the remaining term of its ten year new build warranty.

Houlton is a popular choice for commuters and families alike, with excellent access to the region's motorway network, including the M1, M6 and M45. Rugby town centre is only a ten minute drive away, where mainline rail services run to London Euston. The area offers a selection of local shops and amenities, a highly regarded restaurant, primary and secondary schools, and the David Lloyd Club gym, creating a vibrant setting with everything close at hand.

With its modern specification, efficient rating, garage and parking, and its position as one of the more competitively priced two bedroom houses currently available in Houlton, this home presents an appealing opportunity for buyers seeking quality and value in a fast growing community.

Accommodation Comprises

Entry via partly glazed composite door into Open Plan Living Area.

Hallway Area

Tiled floor. Radiator. Open to lounge/kitchen areas.

Downstairs Cloakroom

Low level w.c. with concealed cistern. Wall mounted wash hand basin. Tiled floor. Tiling to splash areas. Extractor fan. Radiator.

Lounge & Kitchen Areas

26'1" x 14'4" (7.97m x 4.39m)

Kitchen Area

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl stainless steel sink and drainer unit. Built in electric oven, gas hob, stainless steel canopy and stainless steel splash back. Built in dishwasher. Built in washer dryer. Built in fridge and freezer. Concealed lighting. Tiled floor. Window to front aspect.

Lounge / Dining Area

Twin fully glazed doors opening to the rear garden. Tiled floor. Two radiators. Understairs storage cupboard. Stairs rising to first floor landing.

Landing

Access to loft space. Doors to:

Bedroom One

9'1" x 14'5" (2.78m x 4.41m)

Two windows to rear aspect. Radiator. Built in wardrobe.

Bedroom Two

9'3" x 14'5" (2.83m x 4.41m)

Two windows to front aspect. Over stairs storage cupboard housing central heating boiler. Radiator.

Bathroom

With suite to comprise; bath with mixer shower and shower screen over, wall mounted wash hand basin and low level w.c. with concealed cistern. Tiling to splash areas. Tiled floor. Extractor fan. Chrome heated towel radiator.

Front Garden

Pathway to entrance. Area laid to bark chippings. Shrub borders.

Rear Garden

Paved patio area. Raised slate chippings with shrub borders. Enclosed by timber panel fencing. Rear pedestrian access leading to a garage.

Garage

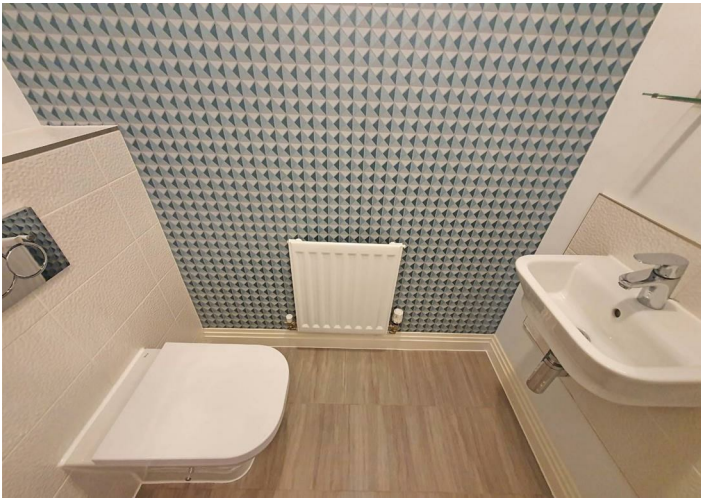
With up and over style door. Off road parking for two vehicles.

Agents Note

Council Tax Band: C

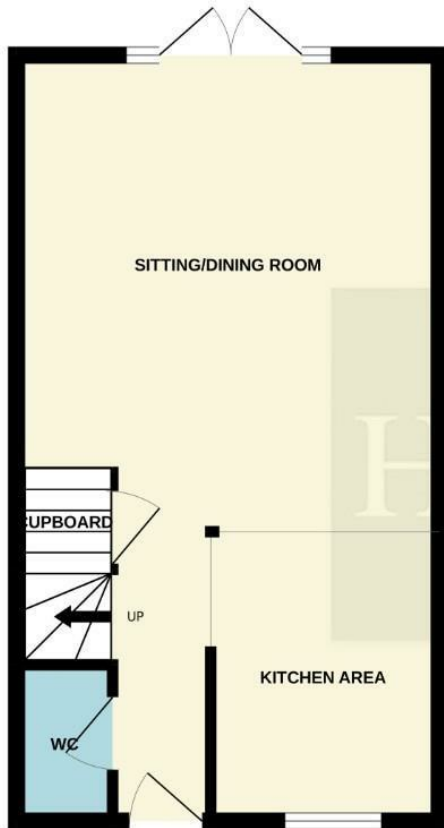
Energy Efficiency Rating: B

There is an annual estate charge of £350.

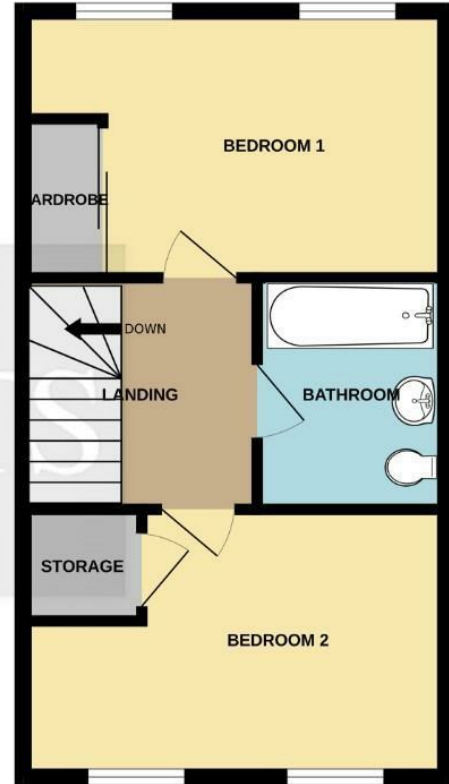




GROUND FLOOR



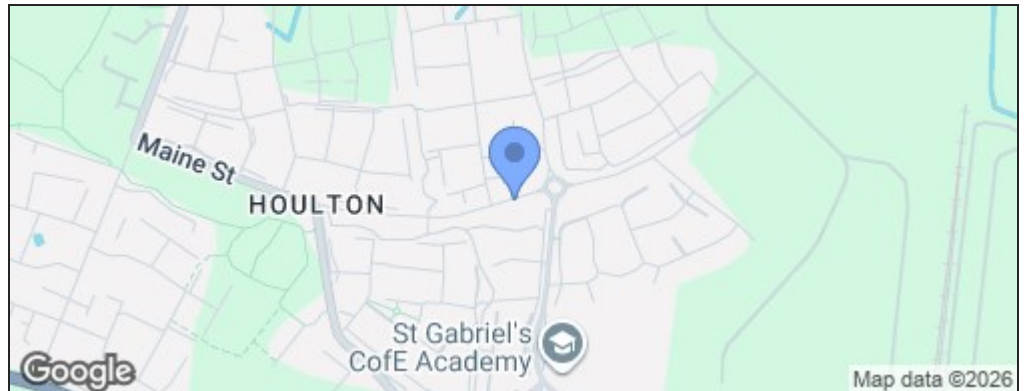
1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.