



Scan me to get a **detailed property report & valuation** on your house!



Southwell Drive, Houlton
£330,000

complete ●●●
ESTATE AGENTS

Southwell Drive, Houlton, Rugby

Step into this immaculate detached property, a charming home that's just waiting for you to make it your own. Listed for sale, this delightful residence boasts three welcoming bedrooms, a spacious reception room and a well-equipped kitchen diner. The first bedroom is a comfortable double with an en-suite, creating a private haven for relaxation. Bedrooms two and three are similarly inviting, each offering generous dimensions. Both are blessed with plenty of natural light, creating a bright and airy atmosphere. Located with excellent public transport links and nearby schools, local amenities are just a stone's throw away, and the surrounding green spaces and parks are ideal for outdoor activities. Plus, with a variety of walking routes close by, you'll never be short of places to explore. To arrange a viewing or for more information call 01788 550800

To the front of the garden

Grass area with paved pathway to the front door.

Entrance Hall -

Neutrally decorated with access around the house.

Cloakroom / W.C. -

With storage for shoes and coats.

lounge - 9'4" x 17'0" (2.87m x 5.19m)

A good size family living room with windows to the front and rear of the property.



Kitchen / Diner - 17'0" x 9'6" (5.19m x 2.90m)

A bright spacious room with windows to the front side and rear. To the front of the property you have the dining area and to the rear you have the well equipped kitchen with built in appliances and plenty of work surface.

Utility Room - 6'7" x 4'11" (2.02m x 1.5m)

Off the kitchen providing further work surface and access to the garden.

Master Bedroom - 10'3" x 9'10" max (3.13m x 3.00m max)

A double bedroom with storage space to the front of the property.

Ensuite Shower Room -

With a shower cubicle finished with tiled walls.

Bedroom Two - 9'5" x 10'2" (2.88m x 3.12m)

A good double bedroom with storage space to the front of the property.

Bedroom Three - 8'10" x 6'9" (2.71m x 2.07m)

A single bedroom to the rear of the property.

Bathroom -

A good family bathroom with a bath tub.

Rear Garden -

Landscaped by the current owners providing a large flower bed, a path to the gate which gives access to the driveway and single garage as well as a large patio and grass area.

About Rugby

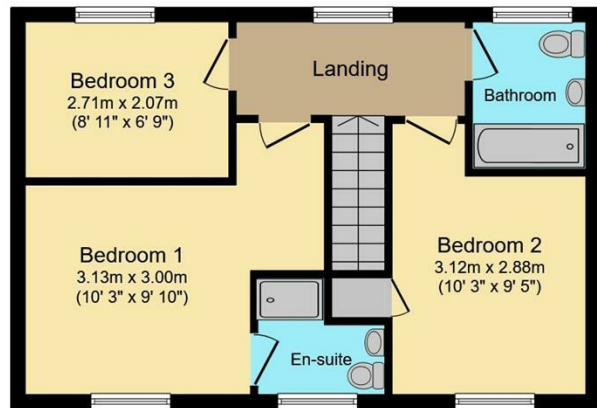
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,



Town Hall,
Evreux Way,
Rugby
CV21 2RR



Ground Floor

Floor area 46.6 m² (502 sq.ft.)

First Floor

Floor area 46.6 m² (502 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL: 93.2 m² (1,003 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS