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Handley Cross Avenue, Houlton
Asking Price £330,000

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ESTATE AGENTS

Handley Cross Avenue, Houlton, Rugby

Welcome to this charming property located on Handley Cross Avenue in the picturesque Houlton Estate in Rugby. This delightful house boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. The master bedroom even features its en suite for added convenience and privacy. As you step inside, you'll be greeted by a lovely reception room, ideal for entertaining guests or simply relaxing after a long day. The kitchen dining room is a highlight of this property, offering a wonderful space to cook delicious meals and enjoy them with family and friends.

One of the standout features of this property is the carport and detached garage, providing ample space for parking and storage. Whether you have a car to house or need extra room for your belongings, this property covers you. Located in the sought-after Houlton Estate, this house offers a place to live and a community to be a part of. With its convenient location and charming features, this property is sure to make a lovely home for its next owners. Don't miss out on the opportunity to make this house your own in the heart of Rugby.

Entrance Hall

Lounge 16'1" x 11'11" (4.92 x 3.65)

Kitchen / Dining Room 15'3" x 14'0" (4.66 x 4.29)

Cloakroom

First Floor Landing

Bedroom One 16'7" x 9'1" (5.07 x 2.79)

Bedroom Two 15'3" x 9'1" (4.66 x 2.78)

Bedroom Three 10'4" x 8'4" (3.17 x 2.55)



Bathroom 9'3" x 8'4" (2.84 x 2.55)

Garden

Laid to lawn.Patio

Carport 16'4" x 9'1" (4.98 x 2.79)

Acces leads through to Garage

Garage

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

Houlton Info

In September 2022, the National Observer newspaper gave coverage to Houlton in a piece entitled "Houlton Rugby: a new town that's sending out all the right signals" by Rowan Moore. The article praised the development as offering 'thoughtful planning, nature on the doorstep – and a secondary school with shades of Tate Modern's Turbine Hall', and went on to praise the development as offering 'as serious a contribution', to the national housing crisis 'in both quality and quantity, as any organisation in the private sector has been able to think up. David Lloyd Clubs indoor and outdoor pools and fully equipped Spa which features a Himalayan salt sauna, citrus steam room, Finnish sauna, fire and ice room, and a plunge pool.

Fitness lovers explored the large open-plan gym and boutique group class studios which have been exclusively designed to host hundreds of group classes each week including the



David Lloyd Clubs exclusive Signature Class collection such as the HIIT Blaze and IGN1TE, pilates-based SPIRIT and cycling classes Cyclone and Rhythm. The extensive racquet options include an outdoor tennis bubble with the highest quality surface technology plus outdoor covered Padel courts: Europe's fastest growing sport. "At David Lloyd Clubs, we're much more than just a gym. We're a



destination - a place for friends and family to come together with other like-minded members to elevate their every day, through socialising, fun, fitness, and sports."



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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: 94.0 m² (1,011 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



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

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