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Handley Cross Avenue, Houlton
Guide Price £300,000

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ESTATE AGENTS

Handley Cross Avenue, Houlton, Rugby

Welcome to this charming semi-detached house located on the desirable Handley Cross Avenue in Houlton, Rugby. This modern property, built in 2020 by Davidson Homes, boasts a stylish design with one reception room, three bedrooms, and two bathrooms, providing ample space for comfortable living. One of the standout features of this property is the just under 6 years NHBC warranty remaining, offering peace of mind to the new owners. Additionally, the convenience of off-road parking adds to the appeal of this lovely home, making parking a breeze for you and your guests. Situated in a sought-after location, this house provides not just a place to live, but a lifestyle. Whether you're looking to relax in the comfort of your new home or explore the vibrant surroundings, this property offers the best of both worlds. Don't miss out on the opportunity to make this house your home and enjoy all that Handley Cross Avenue has to offer. Book a viewing today and step into your future in this delightful property.

Front Garden

Entrance Hall

Living Room 16'11" x 11'10" (5.16m x 3.63m)

Kitchen/Diner 15'1" x 11'8" (4.62m x 3.56m)

Cloakroom

Bedroom One 9'8" x 10'7" (2.95m x 3.25m)

Bedroom Two 11'1" x 7'10" (3.40m x 2.41m)

Bedroom Three 6'11" x 8'11" (2.11m x 2.72m)



Bathroom

Rear Garden

Parking

Estate Charge

There is an estate charge of approx. £380.00 per annum.

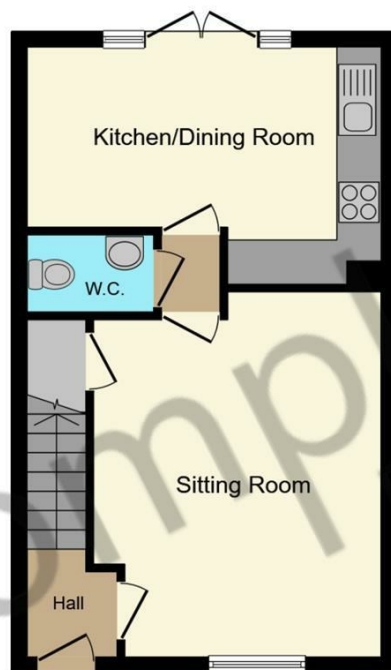
About Rugby

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

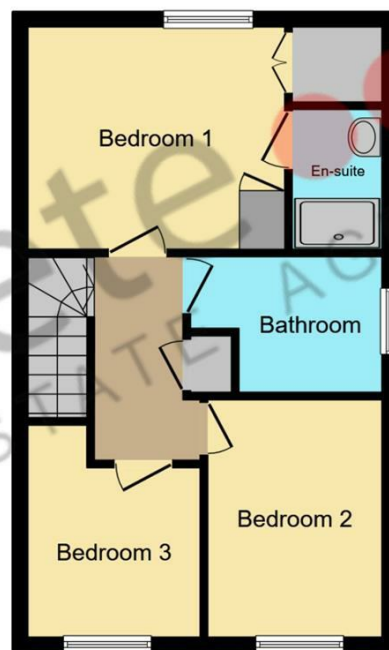
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





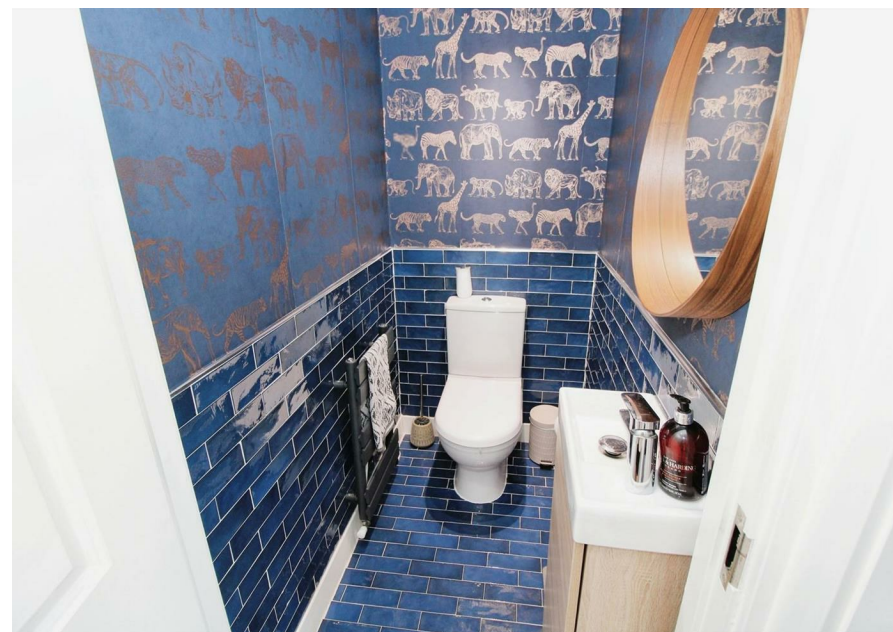
Ground Floor

Floor area 39.6 m² (427 sq.ft.)



First Floor

Floor area 39.6 m² (427 sq.ft.)



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

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: 79.3 m² (853 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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