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Station Avenue, Houlton
Offers Over £370,000

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ESTATE AGENTS

Station Avenue, Houlton, Rugby

On the desirable Station Avenue in Houlton, Rugby, this nearly new semi-detached house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a generous 1,216 square feet of well-designed space, making it an ideal home for families or professionals seeking a stylish yet practical residence.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation, entertainment, or even a home office. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The property features three spacious bedrooms, ensuring that everyone has their own private retreat. Additionally, there are two well-appointed bathrooms, which add to the convenience of daily living.

One of the standout features of this home is the parking provision, accommodating up to four vehicles, a rare find in many urban settings. This feature not only enhances accessibility but also adds to the overall appeal of the property.

Situated in a vibrant community, this home is close to local amenities and transport links, making it an excellent choice for those who commute or enjoy the convenience of nearby shops and services. With its modern design and practical features, this property on Station Avenue is a fantastic opportunity for anyone looking to settle in the charming area of Houlton, Rugby. Don't miss the chance to make this lovely house your new home. NO CHAIN

Entrance Hallway

Entrance hall with access doors to downstairs reception rooms, Amitico flooring throughout..

Downstairs Cloakroom

Wash hand basin and low level WC.

Study 7'10" x 6'5" (2.39m x 1.96m)

Study/snug area with window to front.

Kitchen 10'0" x 10'0" (3.07m x 3.07m)

Featuring a range of upgraded wall and mount base units. Integrated appliances include: built-in oven with four ring gas hob and extractor fan, fridge freezer, and dishwasher. There is also under-stair storage space.



Dining Room 14'9" x 13'8" (4.50m x 4.17m)

Space for family dining table and double doors to garden.

Utility Room

Space and plumbing for washing machine.

Lounge 13'8" x 10'7" (4.17m x 3.25m)

Located on the first floor with air conditioning and two windows to front.

Bedroom Three 13'8" x 10'2" (4.17m x 3.10m)

Located on the first floor, featuring space for wardrobe and two windows to front.

Family Bathroom

Located on the first floor with built in bath with shower, wash hand basin, low level WC, heated towel rail and extractor fan.

Bedroom One 13'8" x 10'7" (4.17m x 3.25m)

Located on the second floor featuring air conditioning and two windows to the rear.

Ensuite

En suite to master and can also be accessed via bedroom one. Double walk in shower, wash hand basin, low level WC, heated towel rail and extractor fan.

Bedroom Two 13'8" x 10'4" (4.17m x 3.15m)

Located on the second floor, featuring built-in wardrobes and two windows to the front.

Front Garden

Flower beds laid either side of pathway.

Back Garden

Patio area with pretty garden. Lawn laid with flower beds and cherry trees. Side and rear access to back garden. Outside tap for easy access.

Garage/Parking

Detached garage for one to two vehicles with light & power and up & over door. Additional driveway parking for two vehicles to rear.

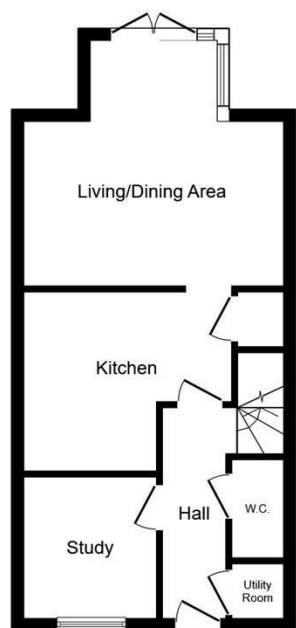


Rugby Borough Council

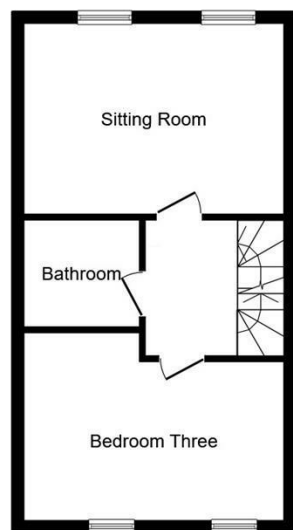
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Town Hall,
Evreux Way,
Rugby
CV21 2RR

About Rugby

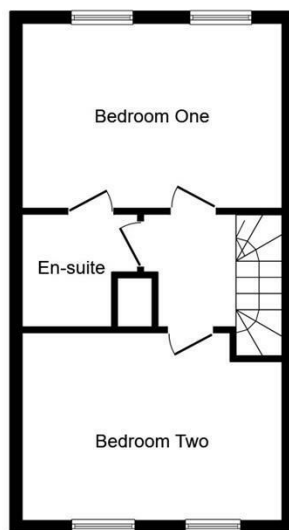
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern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



Ground Floor



First Floor



Second Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

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