



## 1 Hansford Close, Rugby, CV23 1AQ

**Asking price £160,000**

**SHARED OWNERSHIP** - Nestled in the sought-after Houlton estate, this charming semi-detached house on Hansford Close offers a perfect blend of modern living and convenience. Built in 2021, the property boasts a contemporary design and is in pristine condition, making it an ideal choice for families or professionals seeking a new home.

The house features a spacious reception room that provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in. With three well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy. The two bathrooms are thoughtfully designed, catering to the needs of a busy household.

One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

The location is particularly advantageous, with a short drive to the local primary and secondary schools, making it an excellent choice for families with children. For those who enjoy an active lifestyle, the nearby David Lloyd Health Club offers a range of fitness facilities and activities, ensuring that you can maintain your health and well-being with ease.

In summary, this new semi-detached house in Houlton presents a wonderful opportunity for anyone looking to settle in a vibrant community with excellent amenities. With its modern features, convenient location, and ample space, this property is not to be missed.

■ No Onward Chain - Semi Detached

■ Shared Ownership Rent £411.14

■ Annual Buildings Insurance £139.68

■ Quick Access to Motorways

■ Easy Access to Local David Lloyd Health Club

■ 50% Share Available

■ Monthly lease management fee £24.36

■ 3 Good Bedrooms + Ensuite

■ Short Drive to Local Primary & Secondary Schools

■ EPC - Rated B / Council Tax Band - D