



5 Station Avenue

Houlton, Rugby, CV23 1BF

Guide price £325,000

4 BEDROOM / 3 STOREY SEMI DETACHED (PREVIOUSLY A 3 BEDROOM) - LOUNGE / DINING KITCHEN / WC ON EACH FLOOR / PRINCIPAL BEDROOM WITH ENSUITE SHOWER



Description

Houlton is the place to live and this modern semi-detached home offers a perfect blend of comfort and convenience. Built in 2020, the property boasts a generous living space of 1,128sq.ft spread over 3 floors, making it an ideal home for families or those seeking extra room to breathe.

The house features four double bedrooms, but was originally 3 with the top floor being split into two Bedrooms now. This can be put back to 3 if you prefer. With Bathrooms on all floors, morning routines will be a breeze, ensuring that everyone has their own space. The large reception room serves as a welcoming area for relaxation and social gatherings, making it the heart of the home.

For those who value practicality, you have parking for two vehicles to the rear, a significant advantage in today's busy world. Easy access to A5, M1 and Rugby Train Station, makes commuting easy.

For those who enjoy an active lifestyle, the property is within easy walking distance to a gym, shops, and a local pub.

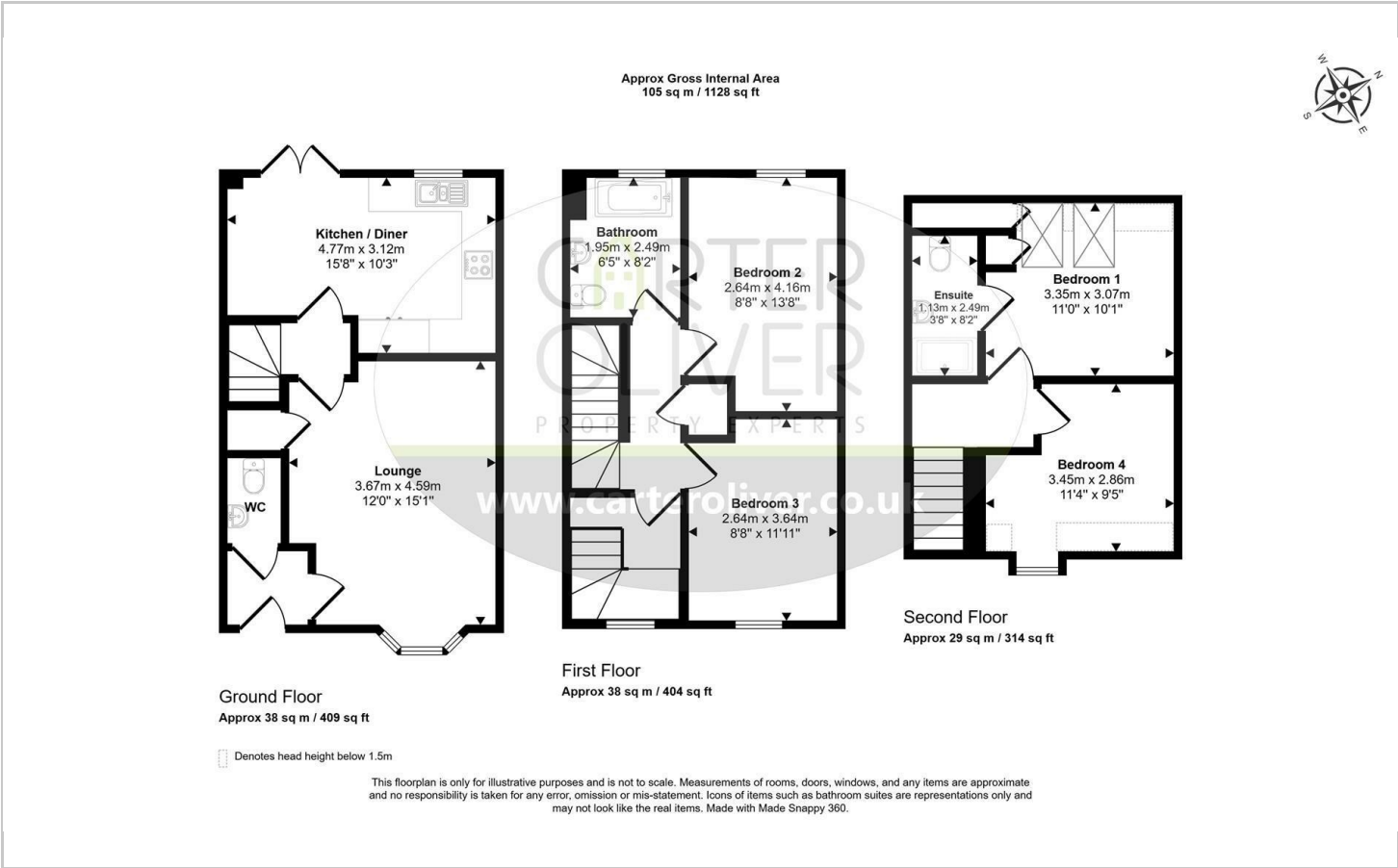
- 3 STOREY SEMI DETACHED
- PRINCIPAL BEDROOM WITH ENSUITE
- LARGE KITCHEN DINING ROOM
- LANDSCAPED REAR GARDEN WITH SHED
- ESTATE CHARGE - Approx £127 p.a
- 4 DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- REFURBISHED BATHROOM
- ALLOCATED PARKING FOR 2 TO THE REAR
- COUNCIL TAX BAND - D / EPC - B



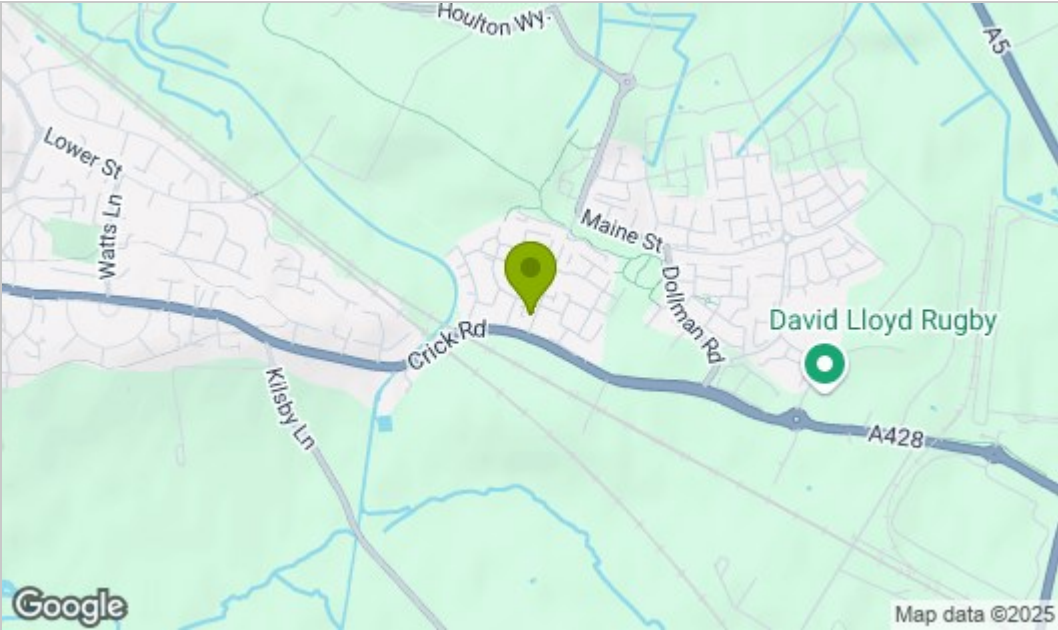
LANDSCAPED REAR GARDEN WITH 2 ALLOATED PARKING SPACES TO THE REAR



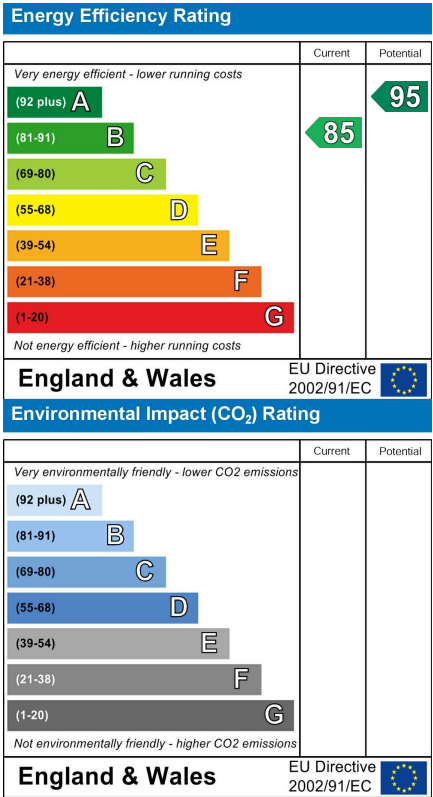
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our LUTTERWORTH Office on 01455 248033 if you wish to arrange a viewing appointment for this property or require further information.

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