



**CALDECOTT**

PROPERTY SALES & LETTINGS



## Caradon Way, Rugby

Guide Price £265,000

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- Semi - Detached
- Driveway & Garage
- Sought after Location
- Close to Amenities
- Large Lounge
- 2 Bedrooms
- Remaining NHBC Warranty
- Close to Schools
- Kitchen Diner
- Great Size Rear Garden







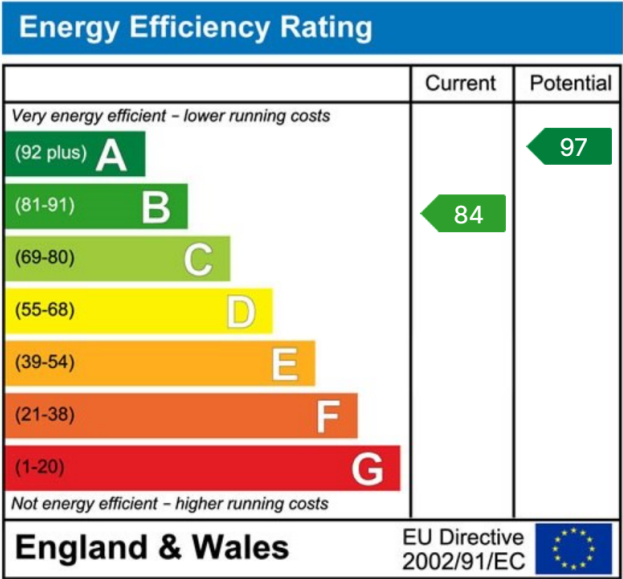
Caldecott Property are pleased to present this well-maintained semi-detached home in the sought-after Houlton, Rugby. Situated on a generous plot, it features a driveway, garage, and an enclosed rear garden.

The stylish interior includes a guest WC, a spacious lounge, and a modern kitchen/dining room with French doors to the garden. Upstairs, there are two well-sized bedrooms with built-in storage and a sleek family bathroom. The home is immaculately presented, with double glazing and gas central heating.

Houlton offers excellent local amenities, including a top-rated restaurant, great schools, and superb transport links. With easy access to major motorways (M1, M6, M45) and Rugby train station just ten minutes away, London Euston can be reached in as little as 47 minutes.



For illustrative purposes only. Measurements are approximate and floorplan should be used as a guide.



Phone Number:

01788 221994

Email:

[Hello@caldecottproperty.co.uk](mailto:Hello@caldecottproperty.co.uk)

Website:

[www.caldecottproperty.co.uk](http://www.caldecottproperty.co.uk)