



Connells

Handley Cross Avenue
Houlton Rugby



Property Description

****LOVELY FAMILY HOUSE**** this property comprises of entrance hall, lounge, kitchen/diner, downstairs cloakroom, three bedrooms, family bathroom, ensuite shower room, enclosed rear garden, off road parking.

Houlton is located within a short distance of amenities and local shops, including the popular Tuning Fork restaurant, The Co-Operative and Houlton Childrens Park. Houlton is sought after for its well-regarded schooling, including St. Gabriel's C of E Academy and Houlton School which are both outstanding.

Houlton further benefits from excellent transport links to include regular bus routes, easy access to the central motorway links (M1/M6 and M45) and is approximately a ten-minute drive from Rugby train station which operates services to London Euston in under 50 minutes. It is also a short drive to Rugby town centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Porch

Entrance Hall

Cloakroom

W/C & sink

Lounge

16' 11" x 11' 11" (5.16m x 3.63m)
Window to front, laminate floor.

Kitchen/Diner

15' 2" x 11' 8" (4.62m x 3.56m)
Tiled flooring, breakfast bar, space for washing machine, four hob gas cooker, microwave, dishwasher, spotlights.

Landing

Spotlights, laminate floor.

Bedroom One

9' 8" x 10' 8" (2.95m x 3.25m)
Window to rear, built in wardrobes, spotlights, laminate flooring.

En-Suite

Shower, sink.

Bedroom Two

11' 2" x 7' 11" max (3.40m x 2.41m max)

Window to front, space for wardrobe, laminate flooring.

Bedroom Three

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

Window to rear, spotlights, laminate flooring.

Bathroom

Bath & shower, w/c & sink, window to side.

Front Garden

Rear Garden

Lawn area, composited decking with pergola, storage space.

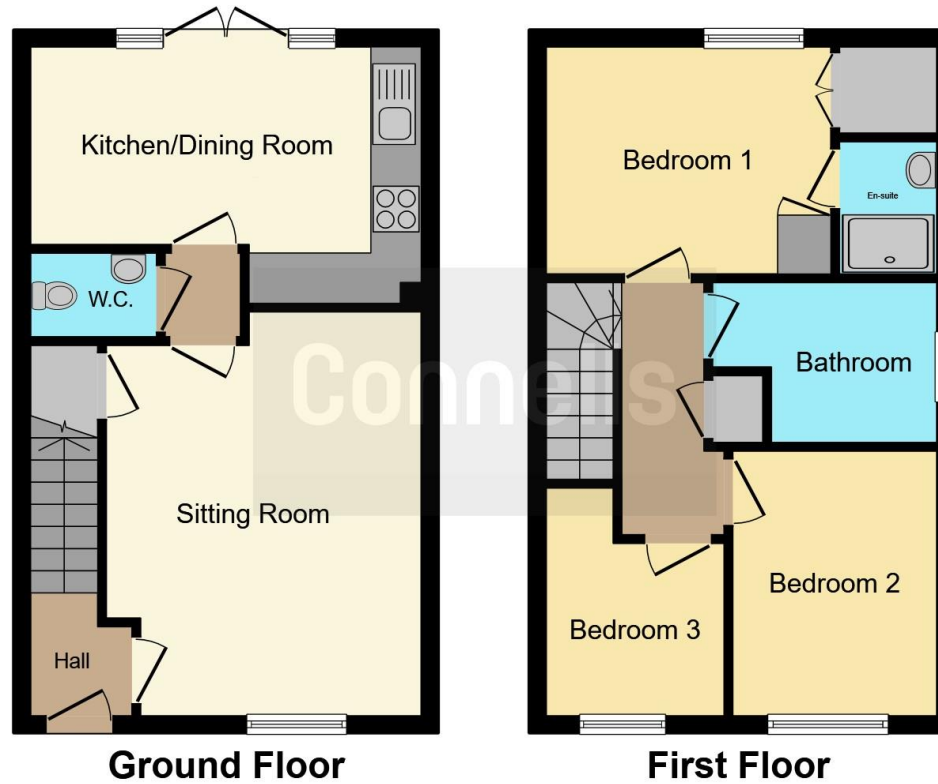
Parking

Driveway for two cars









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: B

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Tenure: Freehold



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