



**Connells**

Station Avenue  
Houlton Rugby





### Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are pleased to offer the opportunity to acquire this beautifully presented, three storey semi-detached family home on Station Avenue in Houlton, Rugby. Built in 2021 by David Wilson, Station Avenue briefly comprises of; entrance hall, downstairs cloakroom, study, open plan kitchen/diner, utility space, lounge, three good size bedrooms with en suite to master and family bathroom. Externally, there is a rear garden, allocated parking for two vehicles and detached garage. This property further benefits from fitted air conditioning and gas central heating throughout.

Houlton is located within a short distance of amenities & local shops, including the popular Tuning Fork restaurant, The Co-Op supermarket, David Lloyd Club and Houlton Children's Park. Houlton is sought after for its well regarding schooling, including St Gabriel's C of E Academy and Houlton School which are both outstanding. Plus the proposed new station Rugby Parkway" to be located within walking distance at the end of Station Avenue

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.

### Total Floor Area

1218 sqft of internal living accommodation.

### Entrance

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' 1" Maximum x 10' 1" Maximum ( 3.07m Maximum x 3.07m Maximum )

Featuring a range of upgraded wall and mount base units. Integrated appliances are to include; built in oven with four ring gas hob and extractor fan, fridge freezer and dish washer. 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' 8" ( 4.17m x 3.25m )

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

## Bedroom Three

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

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' 8" ( 4.17m x 3.25m )

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

## En Suite

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" Maximum x 10' 4" Maximum ( 4.17m Maximum x 3.15m Maximum )

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

## Front Garden

Flower beds laid either side of pathway.

## 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.

## Additional Information

Custom made grey shutters throughout property.

Upgraded kitchen and flooring throughout

Beautifully decorated in grey tones

Plenty of wardrobe space with custom built hanging, shelving and shoe racks.

Reverse flow aircon units.



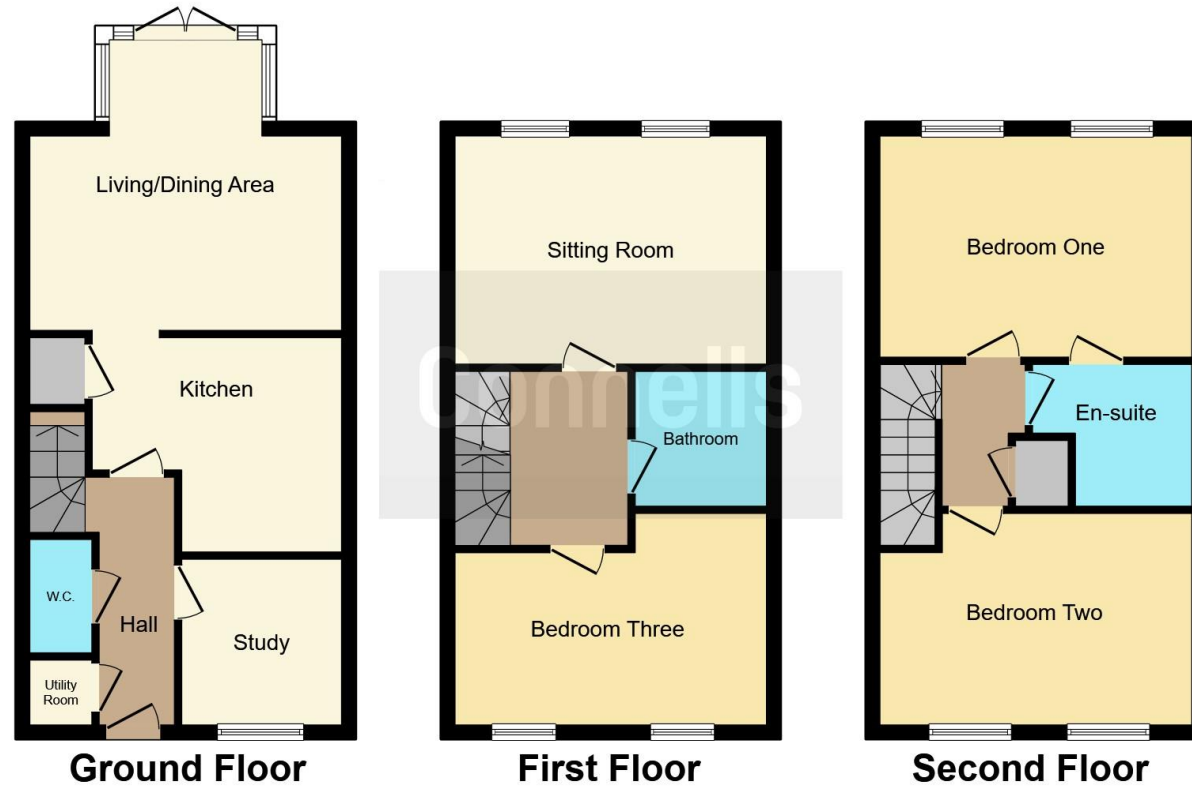












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

**EPC Rating: B**

**view this property online [connells.co.uk/Property/RBY106845](http://connells.co.uk/Property/RBY106845)**

Tenure: Freehold



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