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Gill Crescent, Houlton
Asking Price £275,000

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ESTATE AGENTS

Gill Crescent, Houlton, Rugby

Complete Estate Agents are pleased to introduce this delightful two-bedroom semi-detached house on Gill Crescent offers an excellent opportunity for those seeking a property which is an ideal home, perfect for first-time buyers or those looking to downsize.

Upon entering, you are welcomed into a spacious open lounge and dining area, providing a warm and inviting space for relaxation and entertaining. The layout is designed to maximise light and comfort, making it an ideal setting for family gatherings or quiet evenings in.

The property features two well-proportioned bedrooms, which can easily accommodate a small family or provide ample space for guests. The bathroom is conveniently located, ensuring practicality for everyday living.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, enhancing the overall appeal of this lovely home. Houlton is known for its community spirit and offers a pleasant environment for families and individuals alike.

This semi-detached house on Gill Crescent presents a wonderful opportunity to secure a home in a desirable location, combining comfort, convenience, and the potential for future growth. Do not miss the chance to make this property your own.

Entrance Hall

Cloakroom

Low flush wc. Wash hand basin. Radiator. Window to front.

Open Plan Kitchen / Living Room 7.94 x 4.380 max

An array of fitted base cupboards and drawers. Eye level units. Stainless steel sink with mixer tap above. Gas hob with extractor above. Electric fan assisted oven. Plumbing for an automatic washing machine. Breakfast bar.

Wood effect flooring throughout ground floor. Patio doors to rear.



First Floor Landing

Doors to

Bedroom One 4.39 x 2.79

Radiator. Two double glazed windows to rear.

Bedroom Two 4.39 x 2.83

Storage cupboard. Radiator. Two double glazed windows to front.

Bathroom

Low flush WC. Wash hand. Panelled bath with shower over. Radiator. Extractor fan.

Garden

Paved path. Laid to lawn. Fully enclosed with timber fencing.

Parking

Parking for two vehicles to the front.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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