

32 Station Avenue

HOULTON, RUGBY, CV23 1BF

Henry James
The Rugby Property Expert

The Property Experts









If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends, with excellent schools nearby and no onward chain then look no further than this beautifully presented home!

Property at a glance

No Onward Chain

Freehold Semi-Detached Home

Three Generous Bedrooms

Parking For Up To Two Cars

Open Plan Kitchen-Dining Room

Spacious Rear Garden

Excellent Commuter Transport Links

Local Shops Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - B

3 2 3













It's a pleasure to introduce you to this beautifully presented three bedroom semi-detached family home which is being brought to the market with no onward chain!! Built in 2023 by the famous Bellway Homes developer, known for their high-quality homes, this gorgeous home is immaculately presented inside and out with a range of modern fixtures and fittings, what's more this home benefits from the protection of an NHBC warranty with 7-years remaining, offering the lucky new homeowners peace of mind. This beautiful home offers three bedrooms, two bathrooms and a ground floor cloakroom, an impressive open-plan kitchen-dining room and parking for two cars on the driveway.

This beautifully presented family home offers a natural green rear garden with a few young trees which over time will grow to provide the rear garden with additional privacy. Additionally, this garden offers a spacious patio which is perfect for summertime barbeques and alfresco dining with family and friends. The private rear garden offers a garden shed, an external tap, outdoor lighting and gated access to the driveway and to the front of this beautiful home.

This generous home is very well situated being on the periphery of the highly sought after Houlton area and is located just minutes away from Rugby, residents are drawn here thanks to the excellent commuter links and convenient access to the brand new David Lloyd gym and spa, the popular Tuning Fork restaurant, fantastic local primary and secondary schooling and easy access to the picturesque Oxford Canal Walk, Houlton Children's Park and Normandy Hill.

"A modern family home which offers plenty of room your family to grow into in the highly sought after Houlton area of Rugby"

The Seller's View

"Our favourite room is the living room because it is spacious and comfortable. Our family often spends time together here playing video games and board games, which makes it a lovely place for us to relax and enjoy family time."

"We love how peaceful and quiet the area is. The property is also conveniently located close to both the park and local schools, which makes it a great place for family living."

"We were particularly attracted to the peaceful surroundings and the spacious garden. It felt like an ideal place for our family to enjoy a comfortable and relaxing lifestyle, with plenty of outdoor space for spending time together."



Directions
Heading North on the M1 keep left and merge onto A428. At the roundabout, take the 2nd exit and stay on A428. At Halfway House Roundabout, take the 2nd exit and stay on A428. At the next roundabout, take the 2nd exit and stay on A428. Turn right onto Station Avenue and you will have arrived at 32 Station Avenue, Houlton, Rugby, CV23 1BF.

Services
Mains gas, mains electricity, mains water and broadband are connected

Tenure
Freehold

Local Authority & Tax Band
Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - C

Viewing Arrangements
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

Town Centre 3.5 miles

Primary Schools 0.6 miles

Train Station 3.7 miles

Motorway links 2.1 miles

Airport 29.3 miles

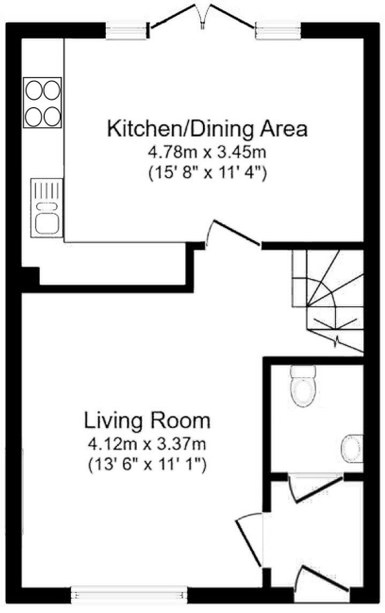
Nearest City 16.8 miles

Bus Station 0.1 miles

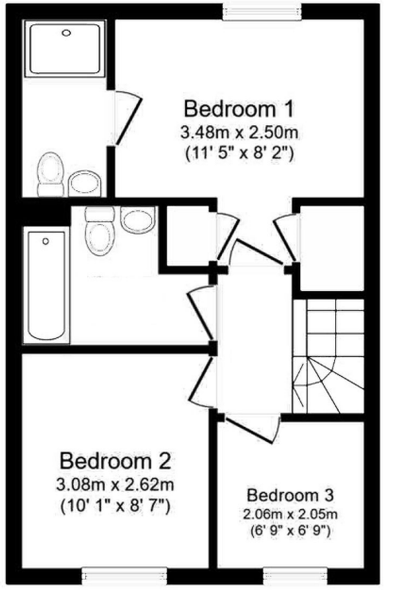
University 16.0 miles

Hospital 15.6 miles

Station Avenue, Rugby, CV23

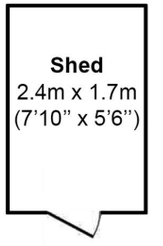


Ground Floor



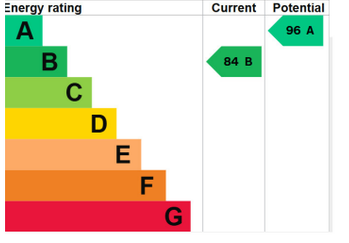
First Floor

Total Approximate Area of
House - 73 sq.m. / 789 sq.ft.
Shed - 4 sq.m. / 43 sq.ft.
Comined Area - 77 sq.m. / 832 sq.ft



Not to scale - ford identification only

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AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

About the Area

Rugby
Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire
Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history





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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

"Henry is by far the most friendly and approachable agent that we've met. The best part about Henry's service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him."

Sam Kealy

allAgents.co.uk

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