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Gill Crescent, Houlton
Asking Price £278,000

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Gill Crescent, Houlton, Rugby

Complete Estate Agents are pleased to present this delightful semi-detached house in the charming area of Gill Crescent, Houlton, Rugby. It offers a wonderful opportunity for first-time buyers. Built in 2022, the property boasts a modern design and is spread over a comfortable 753 square feet.

Inside, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertaining. The house features two spacious bedrooms, perfect for a small family or those looking for a guest room or home office. The bathroom is thoughtfully designed, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. The desirable location of Houlton adds to the appeal, with local amenities and green spaces within easy reach, making it an ideal setting for a vibrant community lifestyle.

This property is available for 40% ownership, with the option to purchase the full 100%, providing flexibility for potential buyers. Whether you are looking to invest in your first home or seeking a modern living space in a friendly neighbourhood, this semi-detached house is a perfect choice. Don't miss the chance to make this lovely property your own.

Entrance Hall

Doors to

Cloakroom

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

Open Plan Kitchen / Living Room 26'0" x 14'4" max (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.

Patio doors to rear.



Landing

Doors to

Bedroom One 14'2" x 10'0" (4.34 x 3.05)

Radiator. Two double glazed windows to rear.

Bedroom Two 14'2" x 9'3" (4.34 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

Parking

Parking for two vehicles to the front.

About Rugby

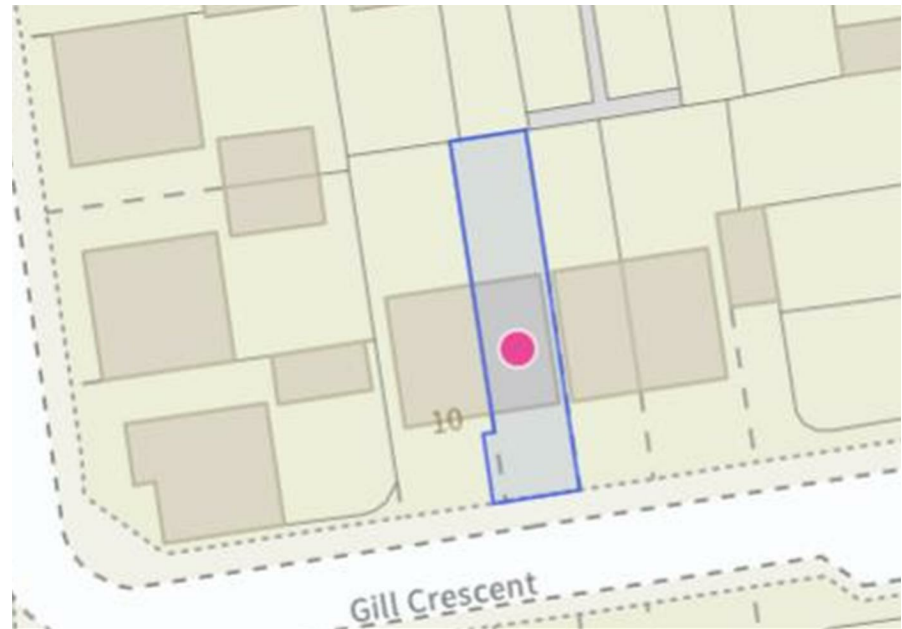
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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

Estate Charge £376.00 Per Annum





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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