EDWARD KNIGHT
ESTATE AGENTS

28 CARADON WAY, HOULTON, RUGBY, CV23 1BH

£255,000









PROPERTY SUMMARY

We are delighted to present this beautifully maintained, modern two-bedroom mid-terraced home, built by the highly regarded Morris Homes and ideally situated within the sought-after Houlton development.

Occupying a desirable position within a private courtyard, this attractive property offers stylish, contemporary accommodation throughout, making it an ideal purchase for first-time buyers, young professionals or those looking to downsize. The property also benefits from the remainder of its NHBC warranty, providing additional peace of mind.

The ground floor welcomes you with a spacious and inviting lounge, a convenient downstairs WC and a modern fitted kitchen/dining room, complete with integrated appliances and patio doors opening directly onto the rear garden – creating a wonderful space for both everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom, fitted with a modern suite and shower fittings.

Externally, the property enjoys a private rear garden and the added convenience of two allocated parking spaces.

An excellent opportunity to acquire a modern home in a desirable location. Early viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle this property has to offer.

LOCATION

Houlton is an increasingly popular and well-regarded development, ideally positioned for commuters and offering an excellent balance of modern living, convenient amenities and attractive green spaces.

The development benefits from excellent transport connections, with easy access to the A428, A5, M1 and M6 motorway networks. Rugby railway station also provides regular, fast services to London Euston, with journey times of under 50 minutes, making it an ideal location for those commuting further afield.

Houlton itself offers a growing range of local amenities, including the highly regarded The Tuning Fork restaurant, alongside the outstanding St Gabriel's CofE Academy. A selection of other well-regarded schools are also within easy reach, including Ashlawn School, Rugby High School for Girls and Lawrence Sheriff School for Boys, all offering excellent educational options.

The development is particularly attractive for those who enjoy outdoor living. Beautifully landscaped surroundings, numerous parks and picturesque green spaces create a wonderful sense of community. Well-lit pedestrian walkways connect the development, providing pleasant routes throughout the area and proving popular with walkers, joggers and those simply looking to enjoy the outdoors.



Combining excellent commuter links, reputable schooling, local amenities and attractive outdoor spaces, Houlton offers a fantastic setting for modern family living.








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LIKE A LION
STAND TALL
KE A GIRAFFE
E AS PLAYFUL
AS A MONKEY
The Ice Cream Coconodile





PROPERTY INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

LIVING ROOM
14' 3" x 12' 3" (4.34m x 3.73m)

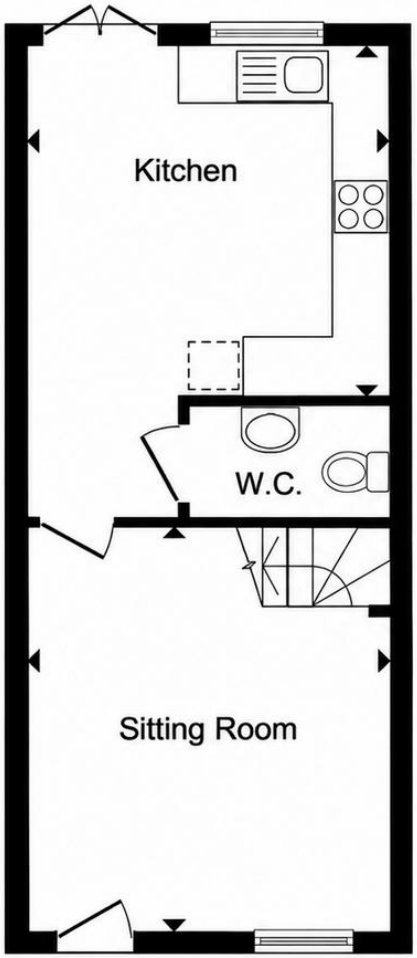
KITCHEN/DINER
12' 2" x 11' 10" (3.71m x 3.61m)

W.C

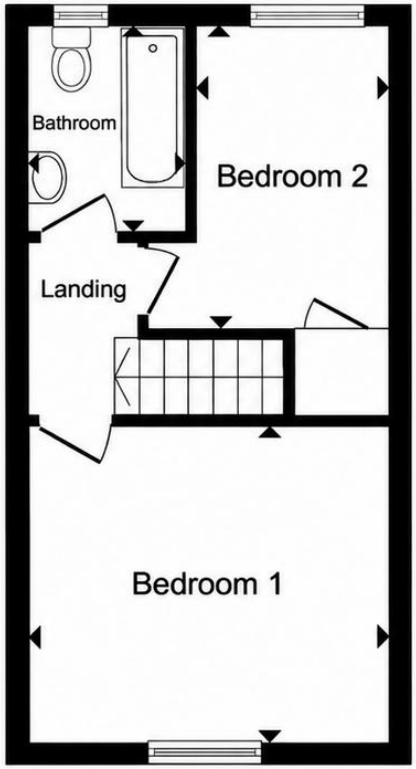
BEDROOM ONE
12' 4" x 10' 9" (3.76m x 3.28m)

BEDROOM TWO
10' 3" x 6' 6" (3.12m x 1.98m)

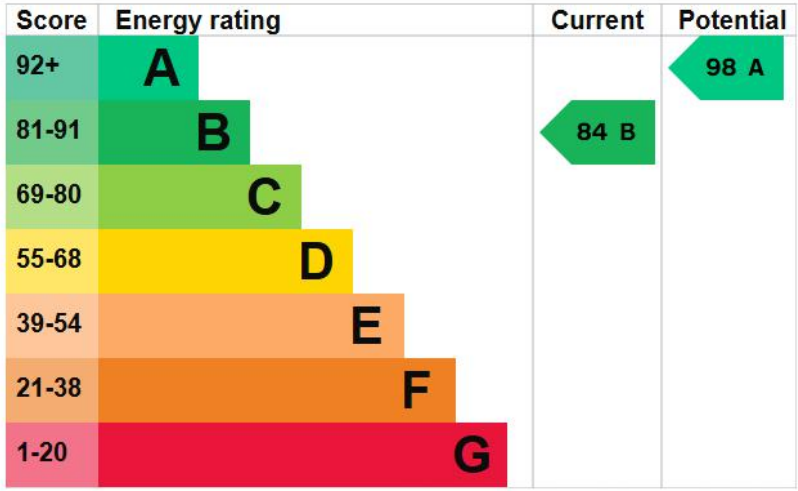
BATHROOM
7' x 5' 5" (2.13m x 1.65m)



Ground Floor



First Floor



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements