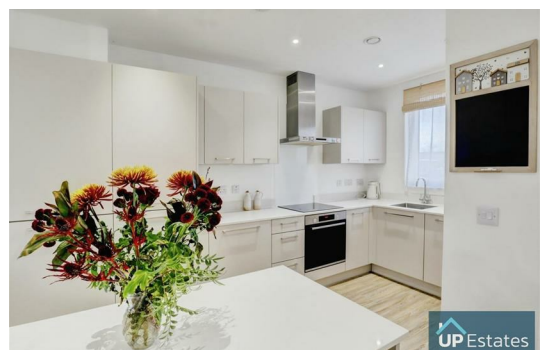




3 Bedroom House - Semi-Detached
located on Park View, Rugby
Offers Over £325,000

UP Estates



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STUNNING MODERN THREE-BEDROOM SEMI-DETACHED HOME | ENVIRONMENTALLY FRIENDLY DESIGN | AIR SOURCE HEAT PUMP | SOUTH-FACING GARDEN | NO UPWARD CHAIN

Located just off Station Avenue on the highly desirable Houlton development, this beautifully presented and energy-efficient three-bedroom semi-detached home combines elegant design with sustainable living. Featuring an air source heat pump, this property offers modern comfort with impressively low running costs.

The ground floor boasts a spacious open-plan living, kitchen, and dining area, perfect for entertaining. The modern kitchen includes a quartz worktop, central island, and high-quality finishes throughout, leading through to a south-facing rear garden — ideal for enjoying all-day sunshine. A downstairs WC and porch with timber screen add both practicality and style.

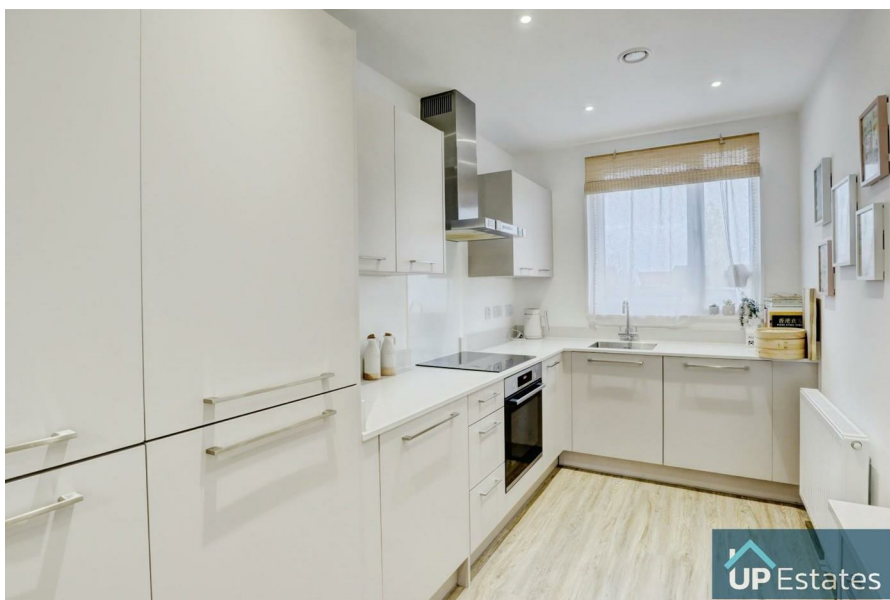
Upstairs, there are three generous bedrooms, including a main bedroom with views over the park and a luxurious ensuite shower room. All bathrooms are fitted with Roca sinks and toilets and porcelain floor tiles, enhancing the home's contemporary appeal.

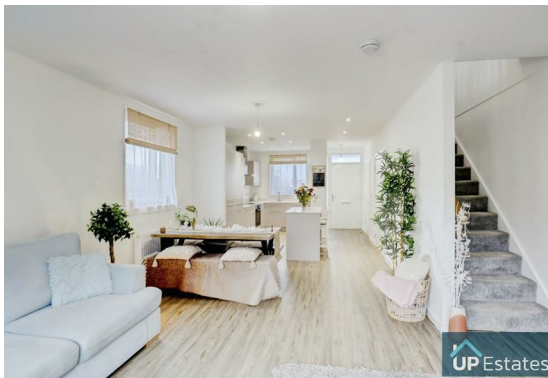
Externally, the property features a landscaped, low-maintenance rear garden with a bike shed, and parking to the front of the property. There is also space for a cable run into the house, allowing for easy installation of an EV charger.

With no upward chain, this turn-key home offers the perfect balance of style, sustainability, and convenience — ready for its next owners to move straight in.

Offers Over £325,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN LIVING KITCHEN/DINER
- OPEN-PLAN KITCHEN/DINER WITH QUARTZ WORKTOP & ISLAND
- DOWNSTAIRS WC
- MAIN BEDROOM WITH PARK VIEWS & ENSUITE
- TWO FURTHER GENEROUS BEDROOMS
- ENERGY-EFFICIENT AIR SOURCE HEAT PUMP
- SOUTH-FACING LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- READY TO MOVE INTO





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Park View, Houlton, Rugby





Total Area: 93.0 m² ... 1001 ft²

All measurements are approximate and for display purposes only

CONTACT

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