

Hollinghurst Close, Rugby,
Asking Price £315,000

crowhurst
gale

Hollinghurst Close, Rugby,

A modern three bedroom semi detached home situated in the sought after Houlton area with a range of local amenities and schooling for all ages. The property was built by Lovell Homes in 2023 leaving approximately 7 years left on the NHBC guarantee. In brief the accommodation comprises entrance hall, ground floor cloakroom/W.C, lounge and open plan kitchen/dining room with French doors that open into the rear garden. The kitchen benefits from fitted appliances to include an electric oven, gas hob with extractor over, dishwasher and fridge/freezer. There is space and plumbing for a washing machine. To the first floor there are three well proportioned bedrooms with the third bedroom being larger than the average in the area. There is an en-suite shower room to the main bedroom. The family bathroom benefits from a mixer shower. The property also benefits gas central heating and is fully double glazed. Externally there is a driveway providing off road parking for two cars and a front garden. A gate provides access to the rear garden which is mainly laid to lawn with a patio area adjacent to the property. The owners have also installed a garden shed.

LOCATION
Houlton is an up and coming suburb of Rugby with a growing range of local amenities to include shops, restaurants, a David LLoyds gym and schooling for all ages. Houlton is situated to the East of Rugby providing easy access to the surrounding road and motorway networks.

Frontage
Lawned area.

Entrance Hall

Guest WC 4'11" x 3'1" (1.50 x 0.94)
Obscure window to front.

Lounge 16'2" x 10'3" (4.95 x 3.13)
Window to front.





Kitchen/Dining Room 17'1" x 10'2" (5.21 x 3.12)
Fitted kitchen with window and patio doors to rear.

Bedroom One 10'2" x 10'4" (3.10 x 3.17)
Window to rear. Door to:

En-Suite 9'3" x 3'6" (2.82 x 1.08)
Shower room

Bedroom Two 11'3" x 8'5" (3.44 x 2.58)
Window to front.

Bedroom Three 8'11" x 8'3" (2.74 x 2.52)
Window to front.

Rear Garden
Laid to lawn with a patio area and garden shed.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

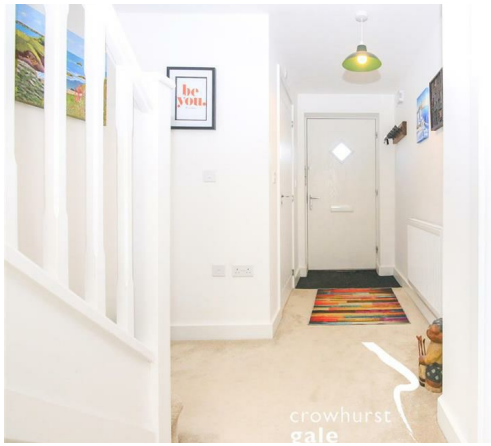
Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band
Tax Band: C

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266







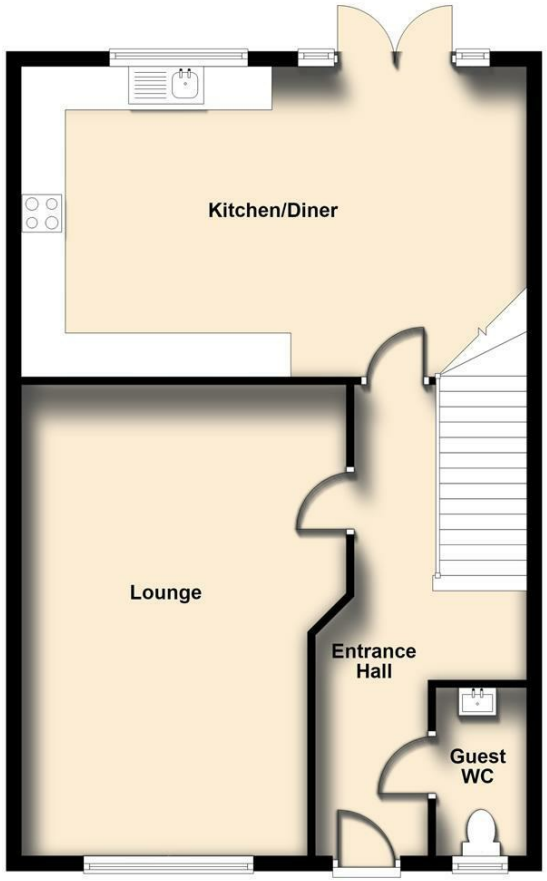




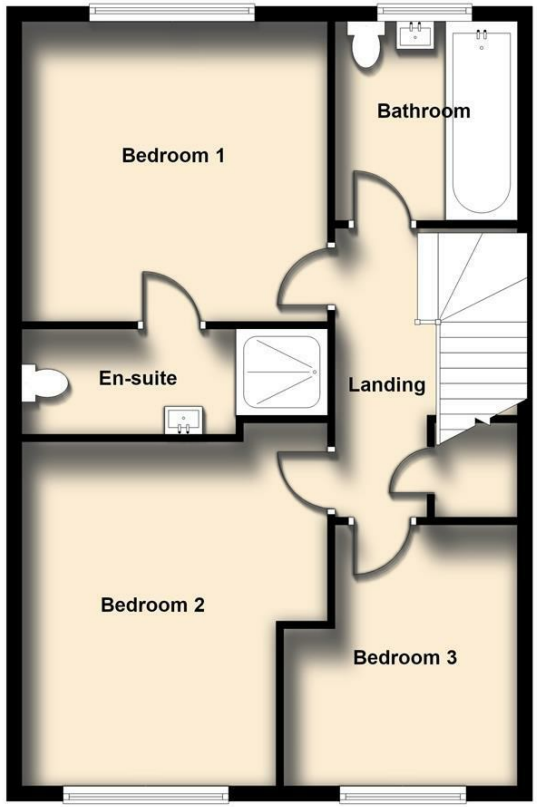




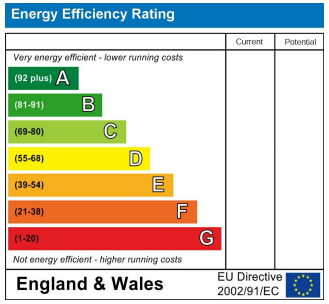
Ground Floor

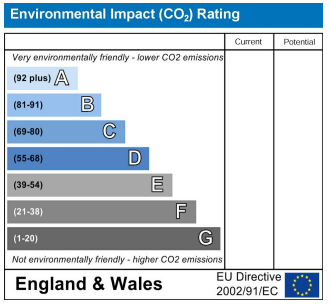


First Floor









31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk