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Park View, Houlton
Asking Price £315,000

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Park View, Houlton, Rugby

Complete Estate Agents are proud to present this modern semi-detached house in the sought-after area of Park View, Houlton, Rugby. It offers a perfect blend of contemporary living and comfort. Built in 2022, the property boasts a generous 1,001 square feet of well-designed space, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The house features three spacious bedrooms, providing ample room for rest and privacy. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The property is part of a charming development of three semi-detached homes, set in a desirable location that combines tranquillity with accessibility. Residents will appreciate the two dedicated parking spaces, a valuable addition in today's busy world. The property further benefits from a ground source heat pump to maximised energy efficiency, radiator heating and UPVC double glazing.

This home is not just a place to live; it is a lifestyle choice, offering modern amenities in a community-oriented environment. With its contemporary design and prime location, this property is a fantastic opportunity for those looking to settle in a vibrant area of Rugby. Don't miss the chance to make this beautiful house your new home.

Open Plan Kitchen/ Living Room/ Dining Room 33'0" x 14'11" (10.06m x 4.55m)

Double glazed window to the front elevation. kitchen fitted with a range of wall and base units complemented by work surfaces. integrated appliances, double glazed French doors to the rear.

W.C 4'11" x 2'5" (1.52m x 0.76m)

Low flush WC, wash hand basin.

Landing

Doors to

Bedroom One 11'6" x 9'3" (3.51m x 2.84m)

Double glazed window, radiator.



Ensuite 2'9" x 5'10" (0.84m x 1.78m)

Shower, sink, Low flush WC, radiator.

Bedroom Two 13'10" x 7'4" (4.22m x 2.24m)

Double glazed window, radiator.

Bedroom Three 10'0" x 8'2" (3.07m x 2.49m)

Double glazed window, radiator.

Family Bathroom 6'2" x 7'4" (1.88m x 2.24m)

Shower over bath, window, low flush W/C, wash hand basin.

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.

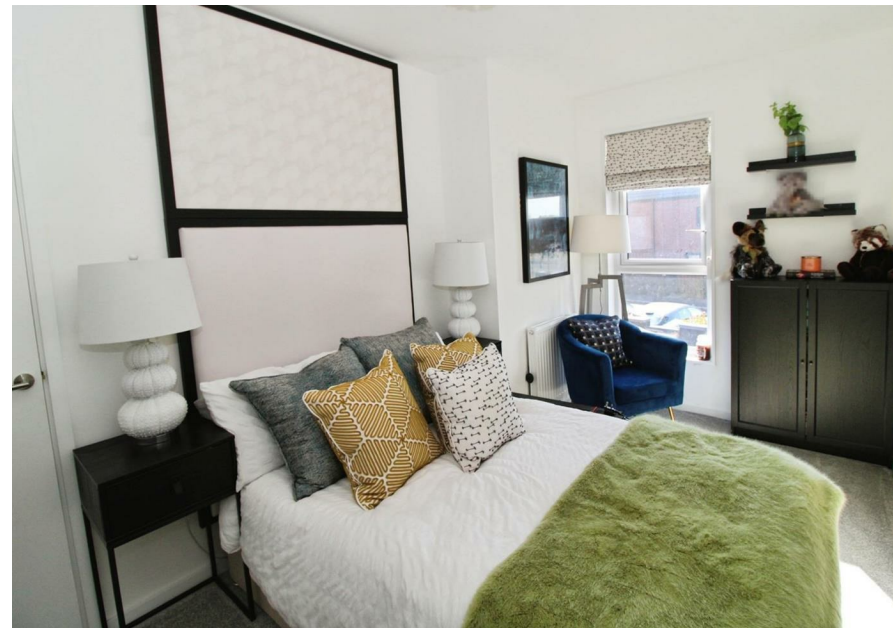
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





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			95
(81-91) B		84	
(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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