



Handley Cross Avenue, Houlton
Offers Over £270,000

complete ●●●
ESTATE AGENTS

Handley Cross Avenue, Houlton, Rugby

****We are arranging viewings on Saturday 23rd October 9:30am-11am please call 01788 550800 for a timeslot**** Complete Estate Agents are delighted to welcome to the market a three bedroom semi detached home built by Davison homes in 2019 and situated in the sought after area of Houlton. The property is located within walking distance to local primary and secondary schools, shops, onsite restaurant and all transport/motorway links to A5/M1/M6/A46. Property comprises of modern kitchen/dining area, lounge and downstairs wc. Upstairs there are three good size bedrooms and modern family bathroom. Garden to the rear with off road parking to the rear for two cars. Viewing is essential to appreciate this delightful home. NO CHAIN.

Entrance Area

Entry via front door into modern kitchen/dining area, stairs to first floor and door to lounge.

Downstairs WC

Low level wc, tiling to splash back areas and wash hand basin.

Lounge

Double glazed bay window to side aspect, double glazed window and radiator.



Modern Kitchen/Dining Room

Having a range of base, drawer and wall units with worktops over, integral gas hob and electric oven with extractor unit over, tiling to splash back areas, space and plumbing for washing machine, integral fridge/freezer, plumbing and space for slimline dishwasher, wall mounted boiler, radiator, double glazed window to rear and double glazed french doors to garden.

Landing

Loft hatch, airing cupboard and doors to all rooms.

Bedroom One

Fitted wardrobes, double glazed window to front aspect and radiator.

Bedroom Two

Double glazed window and radiator.

Bedroom Three

Double glazed window and radiator.

Modern Family Bathroom

Low level wc, wash hand basin, panelled bath with overhead shower attachment, shower cubicle with mains shower, tiling to splash back areas, double glazed window to rear, tiled flooring and radiator.

Front Garden

Rear Garden

Laid to lawn with patio area, brick wall giving privacy to garden and pathway leading rear gated access to driveway.

Driveway

Parking for up to two cars to the rear.

Service Charge for Development

There is a service charge for the upkeep of all green areas in Houlton of £300 per year.



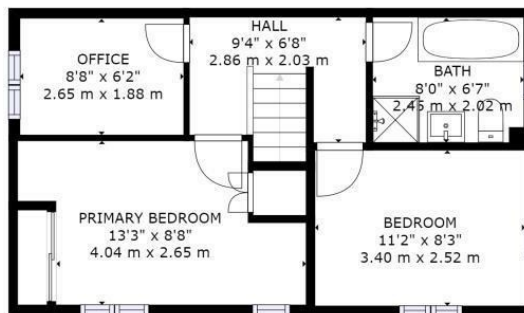
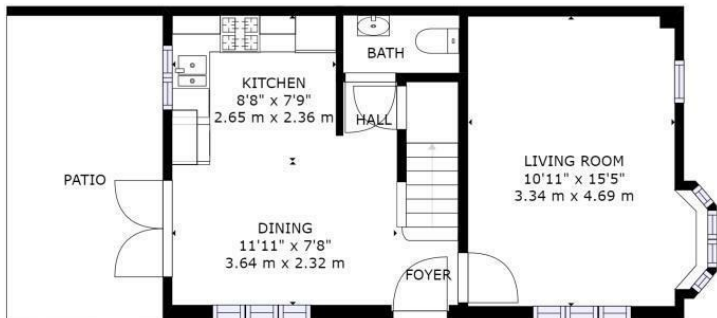
About Rugby

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



GROSS INTERNAL AREA
 FLOOR 1: 421 sq. ft, 39 m², FLOOR 2: 411 sq. ft, 38 m²
 TOTAL: 831 sq. ft, 77 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 96 |
| (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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