



EDWARD KNIGHT
ESTATE AGENTS

1 HANDLEY CROSS AVENUE, HOULTON, RUGBY, CV23 1AE

£245,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to offer for sale this beautifully presented three-bedroom semi-detached property built by Davidson homes in the sought-after area of Houlton. This beautiful home has been kept in show home condition and includes a variety of upgraded fixtures and fittings throughout the property and benefits from remainder of its NHBC guarantee.

The accommodation comprises of; hallway, lounge, kitchen/dining area, downstairs WC, three bedrooms a family bathroom and off road parking.

LOCATION

Houlton is perfectly located for commuters, there are various travel links including the nearby A428, A5, M1 and M6 motorway networks. The area is also served by the fast train link to Euston, London operating regularly with under 50 minute travel time. Houlton itself has its very own, and very well-regarded restaurant "The Tuning Fork" and outstanding junior school St Gabriel's CofE Academy. There are various other well-regarding schools close by including Ashlawn Academy High School, Rugby High School For Girls and Lawrence Sheriff School For Boys is easily reached in the town centre.

The development itself is considered picturesque, there are numerous parks and beautiful lit walkways provide pedestrian access around the entire area which prove popular with avid walkers and joggers.



ENTRANCE HALL

Double glazed composite door to the front aspect. Radiator. Stairs rising to the first floor. Door onto:

LOUNGE

12' x 14' 11" (3.66m x 4.55m)

UPVC double glazed bay window to front aspect. Television and telephone points. Radiator. Under stairs storage cupboard.

KITCHEN DINER

15' 3" x 11' 1" (4.65m x 3.38m)

Wall and base units with work surfaces over. Stainless steel one and half bowl sink and drainer unit with a mixer tap. Integrated gas hob and electric oven with cooker good above. Space for fridge freezer and washing machine. Radiator. UPVC double glazed French doors and windows to rear aspect.

GUEST WC

Low level WC. Wash hand basin. Radiator. Extractor fan.

FIRST FLOOR LANDING

Loft access. Airing cupboard. Doors into bedrooms and bathroom.

BEDROOM ONE

15' 3" x 9' 1" (4.65m x 2.77m)

UPVC double glazed window to rear aspect. Built in wardrobes. Radiator. Door onto Jack and Jill Bathroom.



BEDROOM TWO

7' 11" x 10' 5" (2.41m x 3.18m)

UPVC double glazed window to front aspect. Radiator. Fitted wardrobes.

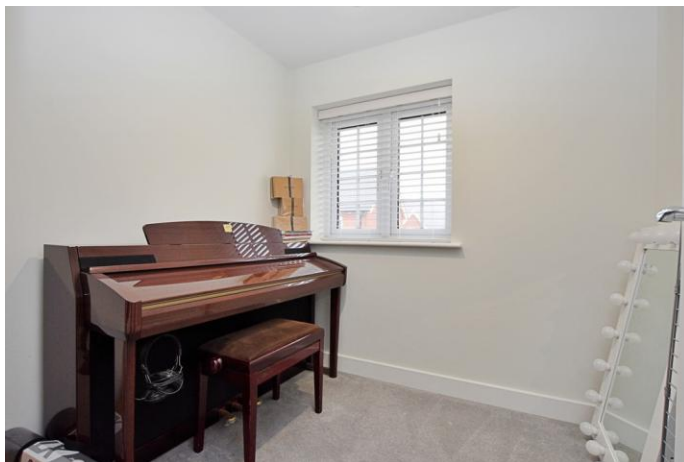
BEDROOM THREE

7' x 8' 11" (2.13m x 2.72m)

UPVC double glazed window to front aspect. Radiator.







JACK AND JILL BATHROOM

Panelled bath with mixer taps and shower head over. Separate shower cubicle with mains powered shower. Low level WC. Wash hand basin. Shaver points. Extractor fan. Radiator. Partly tiled walls. UPVC double glazed opaque window to side aspect.

FRONT GARDEN

Tarmac driveway with off road parking for 2 cars. Lawn and flower beds housing shrubs.

REAR GARDEN

Patio area. Lawned area. Flower beds housing plants trees and shrubs. Timber fencing surrounds. Gated access to the side.



