



25 HANDLEY CROSS AVENUE

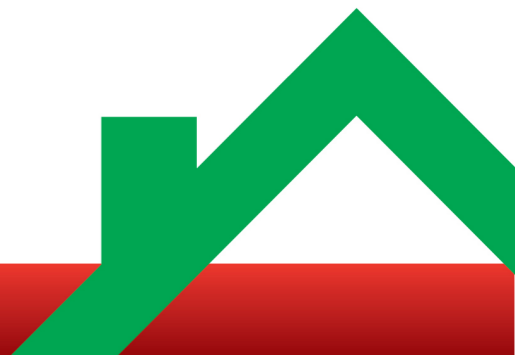
£300,000 Freehold

25 HANDLEY CROSS AVENUE
HOULTON
RUGBY
WARWICKSHIRE
CV23 1AE



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this modern three bedroom semi-detached executive home built in 2020 by Mssrs Davidson Homes and benefiting from the remainder of the 10 year NHBC warranty.

The property is situated in the highly sought after Houlton development which offers excellent commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers a regular mainline intercity service to London Euston in under an hour and Birmingham New Street.

There are a range of local amenities to include the popular 'Tuning Fork' cafe and restaurant, Co-Operative supermarket, St Gabriel's Primary School, Houlton Secondary School, David Lloyd Health Club and numerous pathways and open spaces.

In brief, the accommodation comprises of an entrance hall, lounge, fitted kitchen/dining room with integrated hob & oven and doors opening onto the rear garden and a ground floor cloakroom/W.C.

To the first floor there are three well proportioned bedrooms, en-suite shower room to the master bedroom and a family bathroom fitted with a contemporary white suite.

The property benefits from gas fired central heating to radiators, Upvc double glazing and all mains services are connected.

Externally, there is a driveway to the side providing off road parking for two vehicles and an enclosed rear garden with a timber deck seating area.

There is an estate charge of approx. £380.00 per annum.

Early viewing is considered essential.

Gross internal area: 103m² (1109ft²).

AGENTS NOTES

Local Authority: Rugby Borough Council
Council Tax Band: 'C'

What3Words: ///deeds.edges.bathtubs

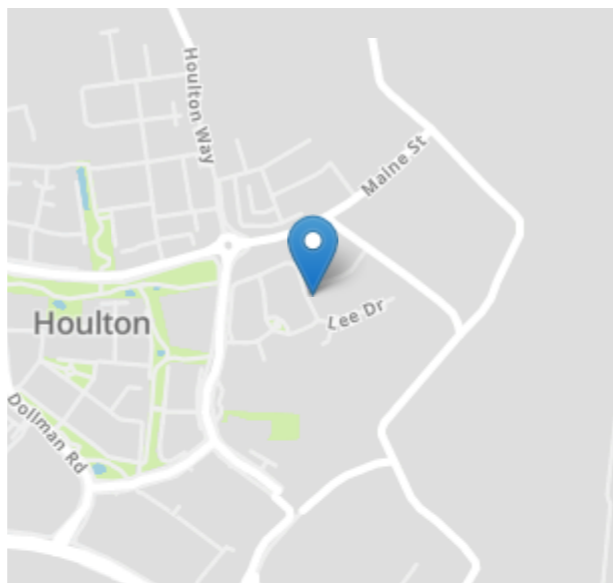
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Modern & Well Presented Three Bedroom Semi Detached Home**
- **Ground Floor Cloakroom / W.C.**
- **Lounge, Kitchen/Dining Room with Appliances**
- **First Floor Family Bathroom with White Suite**
- **En-Suite Shower Room to the Master Bedroom**
- **Upvc Double Glazing, Gas Fired Central Heating to Radiators**
- **Off Road Parking, Early Viewing Advised**



ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 5" x 4' 4" (1.35m x 1.32m)

Lounge

14' 10" x 11' 11" (4.52m x 3.63m) 14' 10" x 11' 11"

(4.52m x 3.63m)

Inner Lobby

3' 5" x 3' 1" (1.04m x 0.94m)

Cloakroom/W.C.

4' 10" x 3' 2" (1.47m x 0.97m)

Kitchen/Dining Room

15' 2" x 11' 0" (4.62m x 3.35m)

First Floor

Bedroom One

10' 8" to wardrobes x 8' 10" (3.25m to wardrobes x 2.69m)

En-Suite Shower

5' 0" x 3' 9" (1.52m x 1.14m)

Bedroom Two

10' 4" x 7' 11" (3.15m x 2.41m)

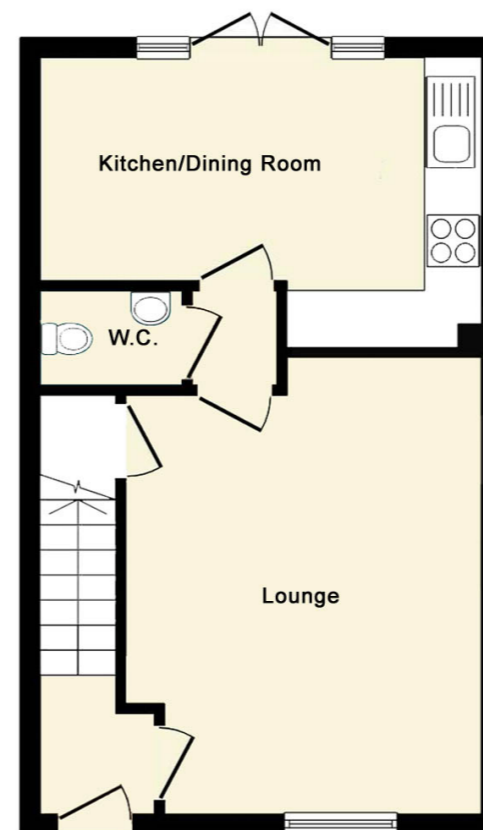
Bedroom Three

8' 11" max. x 6' 11" (2.72m max. x 2.11m)

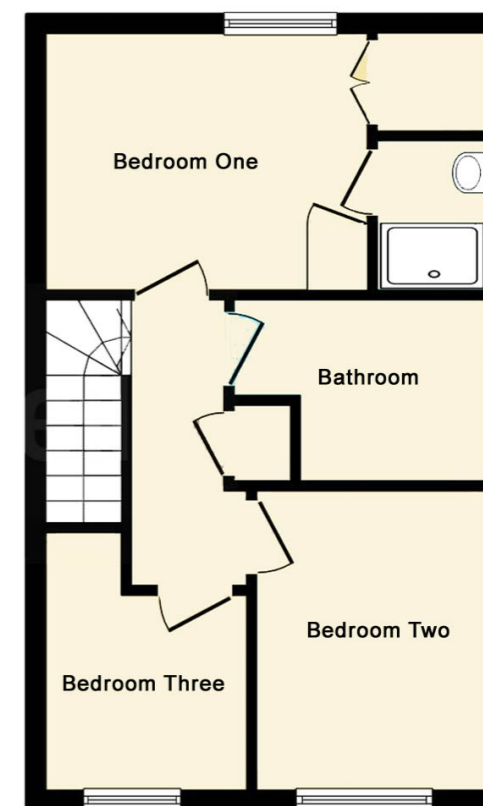
Bathroom

8' 5" x 6' 5" (2.57m x 1.96m)

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.