



Station Avenue, Rugby, CV23

Offers Over £325,000



# Key Features

---

- 3 Bedroomed End Terrace Townhouse
- Desirable Location - Houlton
- Top floor Master Suite with Ensuite and Skylights
- High Spec Modern Finishes
- Contemporary Kitchen with Modern Integrated Appliances
- Private Rear Garden Larger than Similar Plots
- Two Dedicated Parking Bays
- Excellent Local Amenities and Schools
- Strong Community Feel
- Rugby Parkway Station to Open in 2026



*A standout 3-bed end-terrace in Houlton, built in 2020 and still under NHBC warranty. Stylish and move-in ready, it's close to top schools, parks, green spaces, and local restaurants—ideal for families and professionals seeking modern living in a thriving community.*





Highlights include:

- Stylish family home with high-spec modern finishes
- Impressive top-floor master suite with ensuite and skylights
- Contemporary kitchen with sleek integrated appliances
- Private, landscaped rear garden with rear access – perfect for entertaining
- Two dedicated parking spaces
- Excellent local amenities and schools on the doorstep
- Strong community feel in a well-established part of Houlton

This is more than just a house – it's your next chapter in a thriving, forward-thinking neighbourhood. Get in touch to arrange your viewing.

### Ground Floor & Garden

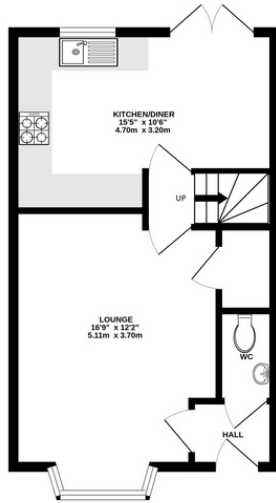
A charming pathway and fenced front garden welcome you to the property, offering both privacy and kerb appeal. Step into a practical entrance hallway with built-in storage space for coats and shoes, along with a convenient downstairs WC.

The lounge is bright and elegant, enhanced by a feature bay window that floods the space with natural light. High-performance double glazing has been fitted throughout, adding comfort and energy efficiency. A discreet under-stairs cupboard provides extra storage.

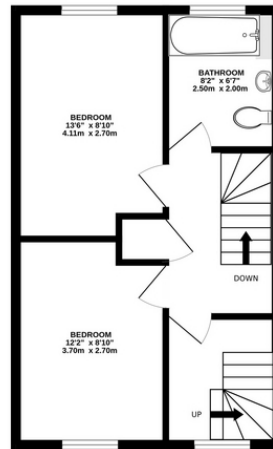
Flowing seamlessly from the lounge is a sleek, modern kitchen fitted with high-spec integrated appliances. There's ample room here for a small dining table, making it a social yet functional hub of the home. French doors lead out to the generous rear garden, a standout feature of this particular plot.



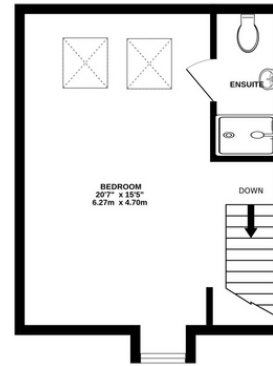
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



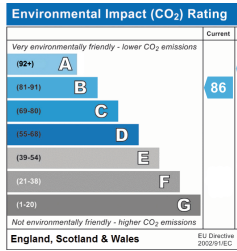
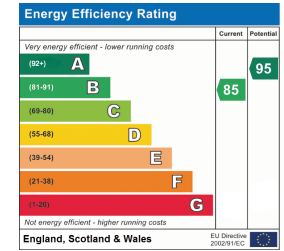
1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.  
Made with Metropix ©2025



Tenure Type: Freehold  
Council Tax Band: D  
Council Authority: Rugby Borough