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 2 James Watt Close, Daventry NN11 8RJ

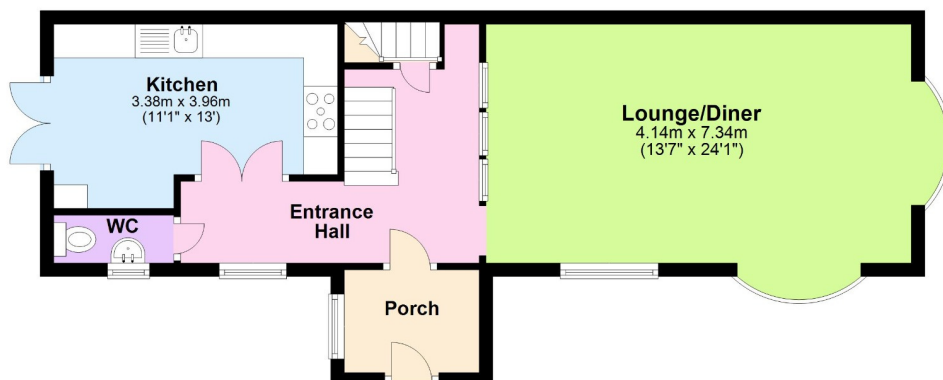
campbells

of Rugby

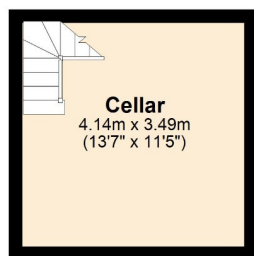


3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage

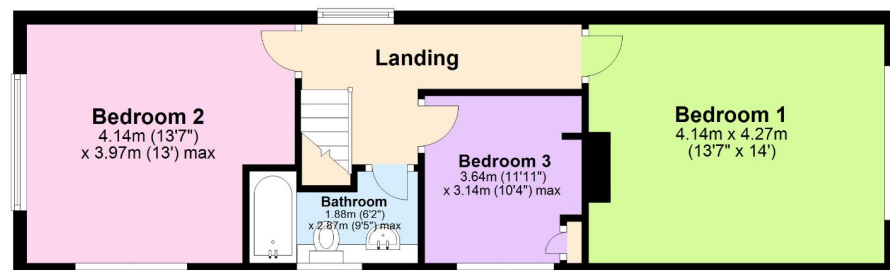
Ground Floor



Basement












First Floor



THE OLD POST OFFICE, 2 CHARTER ROAD

RUGBY, CV22 5HX

-  Garage And Off Road Parking
-  Detached Three Bedroom House
-  Gas Central Heating / Double Glazed Throughout
-  Good School Catchment Area
-  Three Double Bedrooms
-  Summer House / Office
-  Large Lounge / Diner
-  Original Features
-  Cellar

LOCAL PROPERTY EXPERT STAN FRENCH

 01788 220 162

 07980 668096

 stan@campbell-online.co.uk

Terrific. A great service was offered by all concerned at Campbells. Stan French in particular was a great help. Stan's communication skills were second to none, consequently we knew exactly what was going on throughout the full sale period. Highly recommended.

NAME: Nick, Barby - 30th January
ABOUT: Stan



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Three Bedroom Detached Property For Sale in Hillmorton, Rugby.

“The Old Post Office” is now a generous sized, three bedroom, detached house with off road parking and a detached garage.

The property still retains many original features including the parquet flooring, part of the original Post Office Counter and wood panelling to the stairs, making entering the property a pleasant experience.

The ground floor consists of a porch and welcoming entrance hall, a large lounge / diner with lots of natural light, WC, a good sized kitchen and, as mentioned before, a scattering of original features.

To the first floor you have three double bedrooms and the family bathroom.

The property has been well maintained and loved by the current owners and benefits from UPVC double glazing throughout, and gas central heating via a replaced boiler, and the added bonus of a cellar for storage.

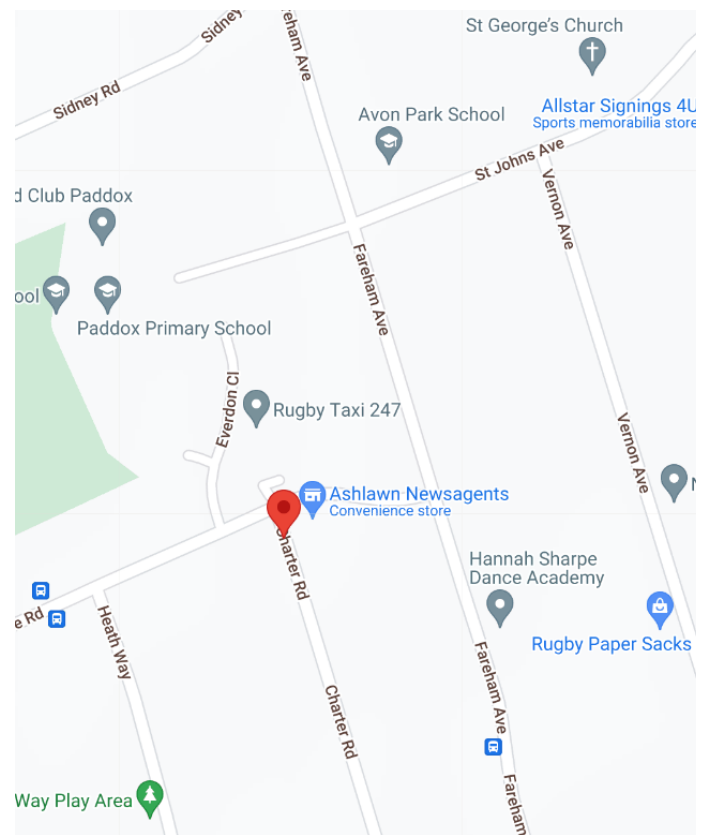
Outside, the gardens wrap themselves around the property, with the main garden area being enclosed and low maintenance, you have gated access to the parking area and garage, and the addition of a summer house which is currently used as a work space.



LOCATION

Hillmorton has plenty of amenities including hotels, pubs, supermarkets, and, yes, a Post Office! Being less than three miles from Rugby mainline train station, means you can arrive into central London within an hour.

There are great schools nearby, including Hillmorton Primary School, Lawrence Sheriff Grammar School, Paddox Primary School, and Squirrels Pre-school. The famous Rugby School, is also close by, along with Rugby town centre.



Council Tax: Band D EPC: Rating D

“You will not want to miss out on this unique property, sitting on a corner plot in Hillmorton, Rugby.”