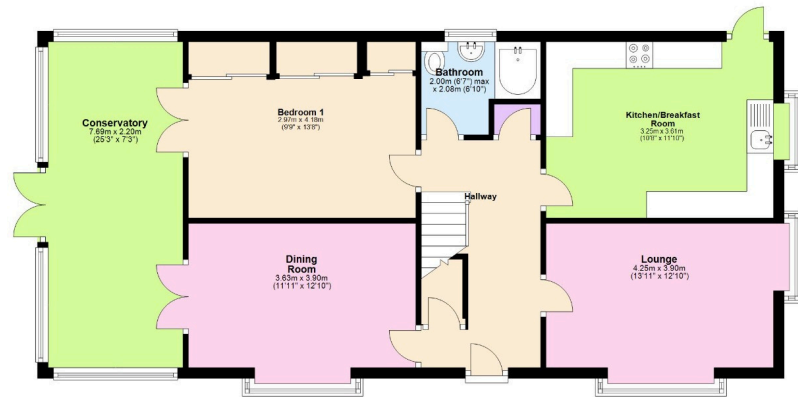
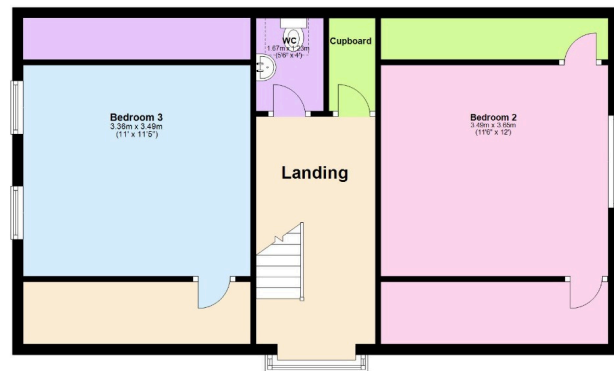




Ground Floor



First Floor



 01327 878926  
 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Hillmorton, Rugby*




3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



## 72 ASHLAWN ROAD

RUGBY, CV22 5ES

-  Downstairs Bedroom and Bathroom
-  Ashlawn Catchment Area
-  Large Garden
-  Garage, Workshop and Driveway
-  Two Reception Rooms
-  Conservatory
-  Stacks of Potential
-  Three Bedrooms
-  Detached



### LOCAL PROPERTY EXPERT AMANDA LOYDALL

 01788 220 162

 07788 122675

 [amanda@campbell-online.co.uk](mailto:amanda@campbell-online.co.uk)

We would like to express our 100% satisfaction on choosing Campbells to sell our property in Rugby. Amanda and Sian made an amazing team. A real credit to Campbells.

We found Amanda very personable with a wealth of knowledge, and Sian had both impeccable communication and persistence. They really helped to drive the sale through, for which we are extremely grateful.

We look forward to hopefully doing business again soon! Keep up the amazing work.

**BY: Santon and Sam, Rugby - 8th February 2024**  
**ABOUT: Amanda and Sian**

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.**

Built in 1952, this lovely home sits on a very large mature plot benefitting from a large garage/workshop to the rear and off-road parking.

The property has been well cared for and has been home to the current custodian for 25 years. Embracing their new chapter in life, this welcoming home is now ready for its next family to enjoy.

Upon entering there's a lovely welcoming hallway. A traditional four room layout downstairs consisting of a bright lounge with dual aspect windows and stunning parquet flooring.

There's a separate dining room, good size kitchen breakfast room and a downstairs bedroom.

Leading off both the dining room and bedroom is a large conservatory overlooking the wonderful garden.

You'll also find a family bathroom with shower over the bath and a handy coat cupboard.

Upstairs are two further double bedrooms, a large cupboard, and a separate WC. Both bedrooms have large eaves storage access. The potential here is endless, you could create something spectacular subject to planning or purely enjoy this home as it is.

The wonderful gardens both to the front and rear are well stocked and colourful. The rear garden has a greenhouse, summerhouse and garden shed.

At the bottom of the garden and accessed from Fisher Avenue, is a large garage/workshop with off road parking so accommodating a caravan or trailer is quite easy here.

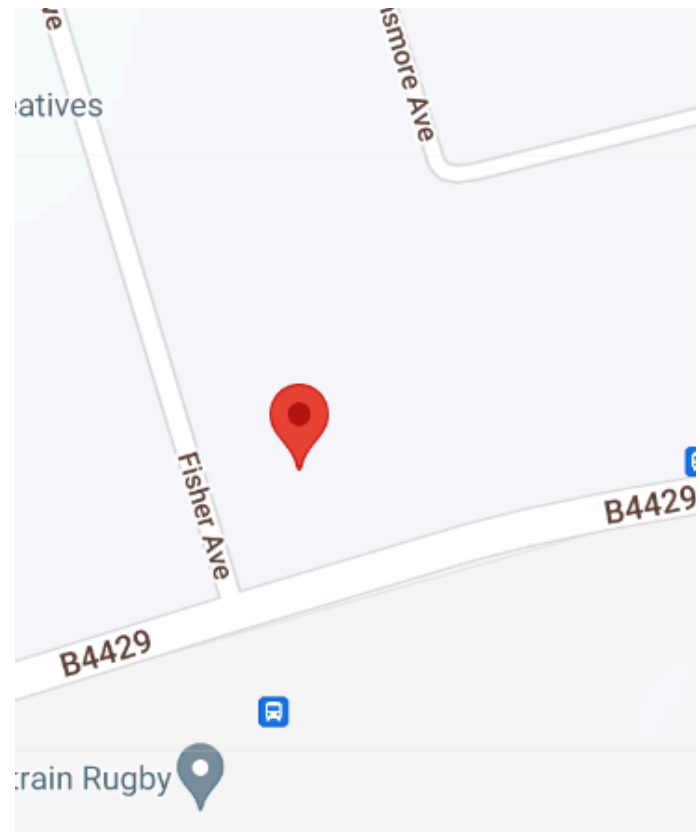


**LOCATION**

Situated on the prestigious Ashlawn Road close to local amenities and good schooling this is a property worth viewing.

There are many sporting clubs close by as well as green areas.

Rugby is great for commuting - you can be in London in less than an hour by train from Rugby Station.



**Council Tax: E      EPC: D**

*"Set well back from the road and surrounded by mature shrubs and trees you'd be excused for not noticing this home... but what a home it is!"*

