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 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Hillmorton, Rugby*












3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



## 346 HILLMORTON ROAD

RUGBY, CV22 5EY

-  Three Bedrooms
-  Extended
-  Downstairs WC
-  Off Road Parking to Rear
-  5Garage
-  Family/Living/Dining Room
-  Catchment Area for Ashlawn and Paddock
-  Second Reception Room
-  Gas Central Heating



### LOCAL PROPERTY EXPERT AMANDA LOYDALL

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

Amanda and Sian were excellent throughout our house purchase, always available to answer questions with prompt communication and diligent support. We couldn't have asked for a more smooth experience. Thanks again

**BY: Javid, Rugby - 5th August 20024**  
**ABOUT: Amanda & 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 Semi Detached Property For Sale in Hillmorton Rugby.

Situated in Hillmorton this three-bed extended semi-detached home is in a great school catchment area.

It boasts off-road secure gated parking to the rear as well as a garage.

Set well back from the road it has a lawned front garden as well as gated access down the side to the rear.

There's a handy porch to the front with a double-glazed entrance and this opens into a welcoming hallway with stairs leading to the first floor.

There's the traditional front room with bay window and a further family/living/dining room to the rear with patio doors leading into the garden.

This room is exceptionally bright.

The kitchen has lots of cupboard space and a rear porch as well as again giving access to the garden also leads to a downstairs WC.

Upstairs the traditional layout of two really good-sized double bedrooms and a single bedroom is still the same.

The family bathroom has been replaced into a modern shower room.

A lovely long garden to the rear with mature borders and a large patio area is a complete sun-trap.

There's a shed as well as the garage and vehicle access is from Rainsbrook Avenue.

The property benefits from Upvc double glazing and gas central heating.



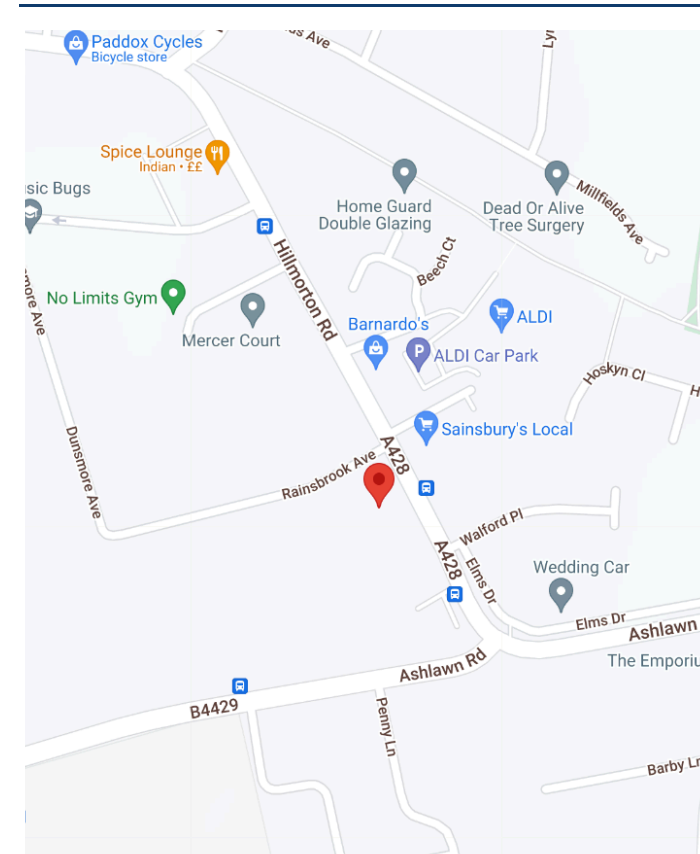
## LOCATION

Situated in Hillmorton, it is in a great catchment area for both Paddox and Ashlawn schools.

Hillmorton is very desirable due to schooling but it also has lots of local amenities, shops, takeaways and pubs.

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

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



Council Tax: C

EPC: D

“Having been a lovely family home to the current occupiers for over 40 years it is now ready for its next chapter.

This will be a popular property so don't hang around, call for a viewing.”