



12 Fareham Avenue

RUGBY, CV22 5HS

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a spacious family home with space for entertaining guests and room for children to play, located near excellent schools and in a thriving community then look no further than this stunning family home!

Property at a glance

Freehold Family Home

Four Generous Double Bedrooms

Parking For Up To Four Cars

Open Plan Kitchen-Dining-Living Room

Very Generous Rear Garden

Ideal For Entertaining Family And Friends

Excellent Commuter Transport Links

Retail Park Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - D





It's a pleasure to introduce you to this beautifully presented family home! Originally built in the 1930s, this stunning home has been largely extended and modernised in recent years and the finished product is really quite spectacular! The property spans three floors, offering four bedrooms, four bathrooms, an impressive open-plan kitchen-dining-living room and parking for four cars on its spacious driveway.

This beautifully presented family home offers a lovingly manicured South-West facing rear garden. The generous rear garden offers a very spacious patio which is perfect for relaxing and taking in the afternoon sun. What's more the private rear garden offers a garden shed, an external tap, exterior lighting, CCTV security cameras and side access to the front of the property. A large portion of the rear garden is laid to lawn, the lawned area is currently home to a wooden climbing frame and there is a further patio at the end of the garden which is the perfect space for summertime barbeques and alfresco dining with family and friends.

This home is conveniently located in the highly sought-after area of Hillmorton to access Paddox Primary School and Ashlawn School and is just minutes away from Rugby's vibrant town centre. What's more Hillmorton's residents love that the area offers a variety of local shops as well as excellent commuter links with easy access to Rugby railway station, the M1 and the M6.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

"It's been a pleasure raising my two boys here, there's a real community feel. My children went to the school down the road and we have formed many very close friendships. It has been lovely to raise them here, surrounded by friends."

"I love the summertime here in 12 Fareham Avenue. Our South-West facing garden is a complete sun trap and because it isn't overlooked it's perfect for friends and family to enjoy."

"I love hosting for family and friends, the kitchen is a very sociable space and it's great to see all our the kids playing out in the garden while us adults chat in the kitchen."

"The excellent local schools attracted me to the area and the community has really lived up to its outstanding reputation!"



"Our favourite room – the Kitchen-Dining-Living Room"

Directions

Heading North on the M1, take the junction 18, take the A5 exit to Rugby. Keep left and merge onto the A5. Keep left to merge onto the A428. At the roundabout, take the 2nd exit and stay on A428. At Halfway House Roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. At the roundabout, take the 2nd exit and stay on A428. Turn left onto Ashlawn Road. At the roundabout, take the 2nd exit onto Fareham Avenue. 12 Fareham Avenue, Rugby CV22 5HS will be on the left.

Services

Mains gas, mains electricity, mains water and broadband are connected.

Tenure

Freehold

Local Authority & Tax Band

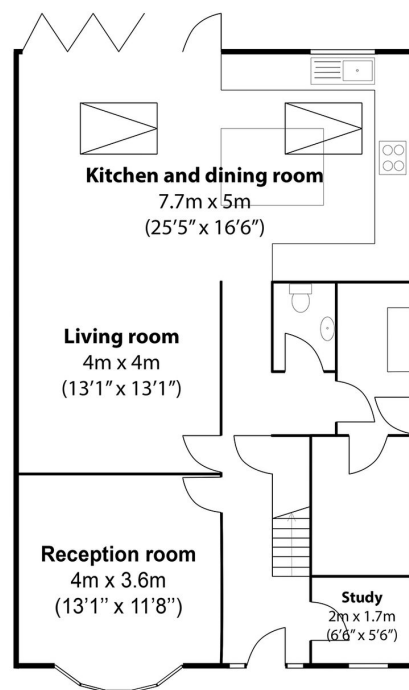
Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - F

Viewing Arrangements

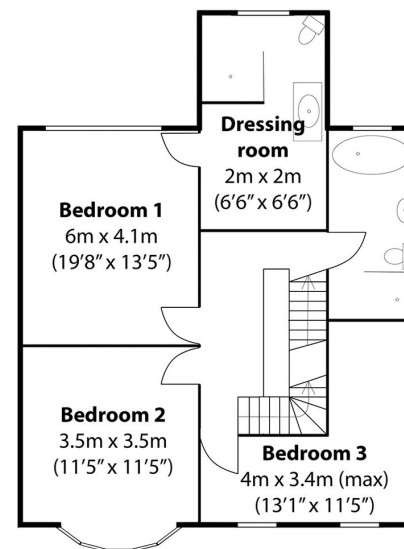
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

Town Centre 1.5 miles
Primary Schools 0.1 miles
Train Station 1.8 miles
Motorway links 3.7 miles
Airport 24.3 miles
Nearest City 13.2 miles
Bus Station 0.2 miles
University 12.6 miles
Hospital 1.3 miles

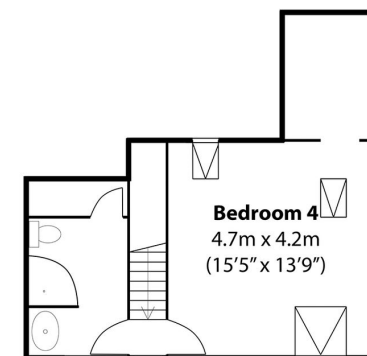


Ground Floor



First Floor

Not to scale - for identification only



Second floor

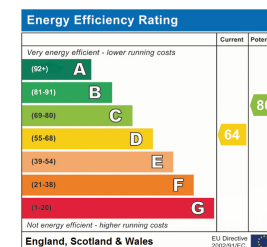


AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Fareham Avenue, Rugby, CV22

Total approximate area = 203 sq.m. / 2185 sq ft



About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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