



97 Catesby Road

RUGBY, CV22 5JL

Henry James
The **Rugby** Property Expert





It's a pleasure to introduce you to this beautifully presented two-bedroom semi-detached bungalow that has been modernised throughout and benefits from a very generous block-paved driveway which offers parking for up to three vehicles.

Property at a glance

Freehold Semi-Detached Bungalow

Modern Kitchen-Diner

Luxurious Bathroom

Two Generous Double Bedrooms

Driveway Parking For Three Cars

Spacious Rear Garden

Town Centre Shopping Within Walking Distance

Excellent Commuter Links

Schools Within Walking Distance

EPC Rating - E





The generous South-East facing rear garden benefits from a large patio which provides space for outdoor seating or a barbeque and a wooden pergola. The generous garden offers a large lawned area which is surrounded by shrubs and wildflowers, a timber shed and two raised flower beds which could make quite an attractive herb garden or a small vegetable patch.

That's not all! This beautifully presented two-bedroom semi-detached bungalow also benefits from a brick-built store located to the rear of the property. The store is fully connected with plug sockets and lighting and benefits from a large window making it nice and light on the inside. The store would be a perfect place for a workshop or perhaps even a home gym and offers a wealth of storage space.



“There are few properties that compare! The location is just fantastic, it's rare to find a property that is so close to local amenities all while having the beautiful English countryside on it's doorstep”

The Seller's View

"We love the views of the rear garden from the property, It always brightens our day"

"We love the Springtime here, it's when the garden starts to come to life and you start to see all the beautiful wildflowers"

"My fondest memory from living here is when we have the family round at Christmas time, it's always lovely to see everyone so happy"

"We were originally attracted to the property because it was perfect for our needs, the garden is a manageable size we're close to family here and we're close to the bus stop and local shops"



"Our Favourite Room – The Living Room"

Directions

Heading South-East on the M45, take the A45 exit towards Daventry. At the roundabout, take the 1st exit onto Daventry Road. Turn right onto Rugby Road. At the roundabout, take the 2nd exit onto Ashlawn Road. Turn left onto Percival Road. Turn left onto Hillmorton Road. Turn left onto Catesby Road.

97 Catesby Road, Rugby, CV22 5JL will be on the left.

Services

Main water, gas and electric

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 - C

Viewing Arrangements

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

Amenties/Distances

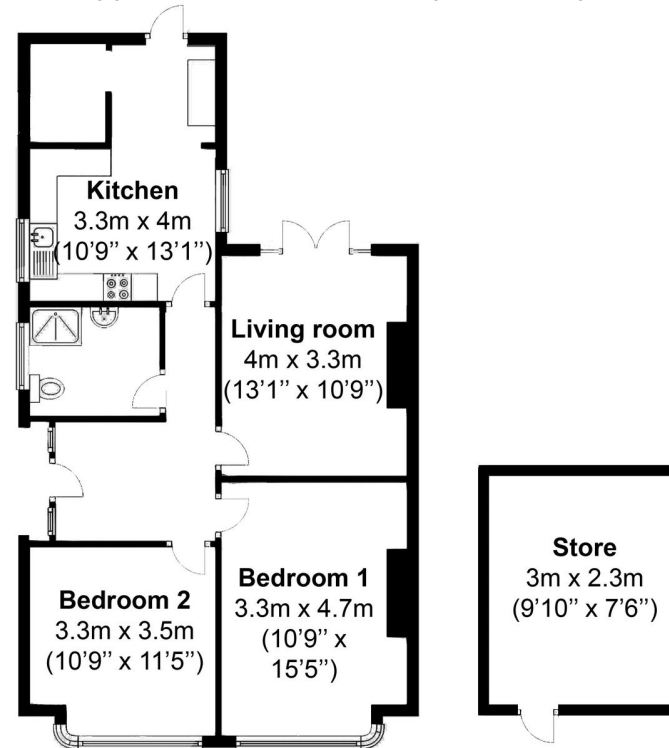
Town Centre 1.3 miles
Primary Schools 0.7 miles
Train Station 1.5 miles
Motorway links 3.8 miles
Airport 25.3 miles
Nearest Towns 8.3 miles
Bus Station 0.3 miles
University 14.0 miles
Hospital 1.6 miles




Catesby Road, CV22, Rugby

House approximate internal area = 70.7 sq.m. / 761 sq ft

Store approximate area = 6.9 sq.m. / 74 sq ft



For identification only - not to scale 

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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(45-60)	C		73
(35-44)	D		
(29-34)	E	49	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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📞 07960 882807

🌐 thepropertyexperts.co.uk

✉ henry@thepropertyexperts.co.uk

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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