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Vicarage Hill, Clifton Upon Dunsmore  
Guide Price £280,000

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ESTATE AGENTS

# Vicarage Hill, Clifton Upon Dunsmore, Rugby

Complete Estate Agents are proud to introduce this delightful semi-detached house on Vicarage Hill, in the charming village of Clifton Upon Dunsmore. The property offers a perfect blend of comfort and convenience. With a generous living space of 883 square feet, this property is ideal for families or those seeking a peaceful retreat.

The home features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. The three well-proportioned bedrooms offer ample room for rest and personalisation, making it easy to create your own sanctuary. The bathroom is thoughtfully designed, catering to the needs of modern living.

Constructed between 1960 and 1969, this property boasts a character that reflects its era while still accommodating contemporary lifestyles. The semi-detached design ensures a sense of privacy, while the surrounding area is known for its friendly community atmosphere.

Clifton Upon Dunsmore is a picturesque village that offers a range of local amenities, including shops, schools, and parks, all within easy reach. The nearby town of Rugby provides further facilities and excellent transport links, making it a convenient location for commuters.

This property presents a wonderful opportunity to own a charming home in a sought-after area. Whether you are a first-time buyer or looking to settle down in a tranquil setting, this house on Vicarage Hill is well worth a visit.

## Entrance

**Lounge 14'0" x 10'7" (4.28m x 3.24m)**

**Dining Room 11'8" x 10'2" (3.58m x 3.12m)**

**Kitchen 8'7" x 6'0" (2.62m x 1.85m)**

**Bedroom One 14'4" x 9'8" (4.39m x 2.95m)**

**Bedroom Two 11'11" x 10'2" (3.64m x 3.10m)**

**Bedroom Three 9'2" x 7'0" (2.80m x 2.14m )**

**Large Enclosed Rear Garden**

**Garage**



## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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