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36 High St, Daventry NN11 4HU

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3 Bedrooms | 1 Bathroom | 1 Reception Room | Off Road Parking



19 DODGSON CLOSE

CAWSTON, CV22 7ZQ

- ✔ Semi-Detached
- ✔ Three Bedrooms
- ✔ Spacious Third Bedroom
- ✔ Larger Than Usual Rear Garden
- ✔ Immaculate Condition / Ready To Move Into
- ✔ Beautiful Kitchen and Open Lounge / Dining Room
- ✔ Downstairs Cloakroom / WC
- ✔ 7 Years NHBC Cover
- ✔ Gas Central Heating

This beautiful three-bedroom semi-detached home is immaculate

'The Meden' as this design is called, was built by the very popular William Davis in 2019 so the property is just two years old and the vendor has done a fantastic job looking after it in that time.

This is an excellent opportunity for a couple or small family as the property has a very spacious garden for a new build as well as a sizeable kitchen and large lounge/diner. There is also a driveway for two vehicles (to the right).

Also, downstairs you have a spacious hallway, downstairs cloakroom/WC and large under stairs storage cupboard.

Upstairs you have two spacious double bedrooms, both with fitted wardrobes as well as a lovely bathroom and spacious third bedroom.

The property is on mains gas central heating and has approximately over 7 years remaining on its NHBC certificate. Surprisingly, there are also no management charges for this property (which you normally get with new builds).

This home is ready to move into - you wouldn't need to lift a finger. It's also in the highly sought after location of Cawston.

The area of Cawston can be found just outside Bilton, to the South/west of Rugby and is well served by a range of local shops and amenities, well regarded schooling and excellent transport links, to include regular bus routes and easy access to the local motorway networks (M1/M6 and M45). It is also only approx.10 minutes drive from Rugby train station, which operates mainline services to London Euston in just 47 minutes.

The primary school in Cawston is very popular and there is also a popular Fish and Chip shop and Chinese Take-away (the important things!).

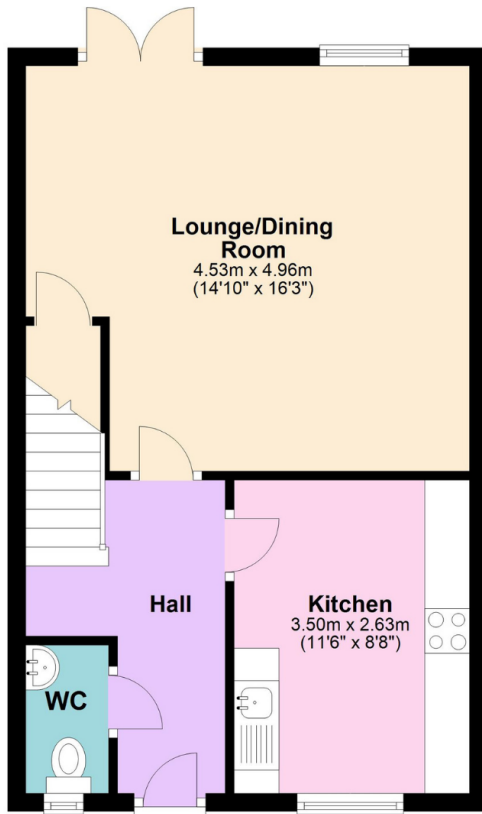
One of the best things about Cawston is you have amenities of a village but you're also not far from every amenity you could need in Rugby but also on the doorstep of the countryside with many local walks - it's a fantastic place to live!



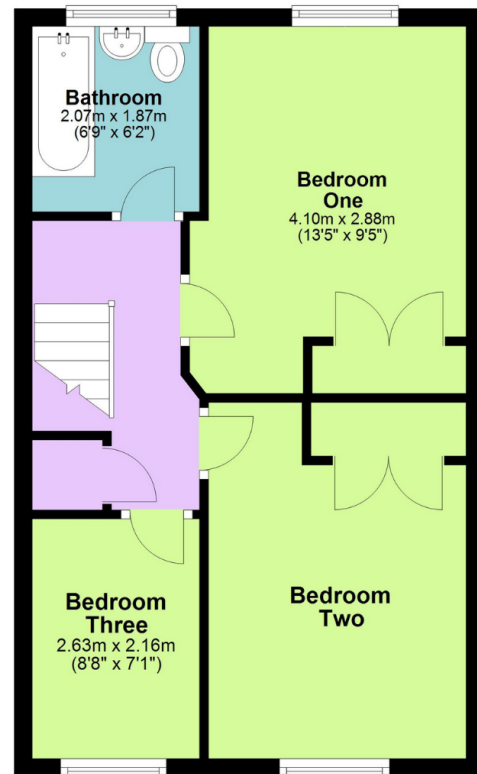
Council Tax: Band C

EPC Rating: Band B

Ground Floor



First Floor



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.