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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Rugby



3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



## 10 PLANTAGENET DRIVE

RUGBY CV22 6LB

- ✓ Downstairs Bedroom/ Dining Room
- ✓ Three Bedrooms
- ✓ Detached
- ✓ In Need of Modernisation
- ✓ Sought After Location
- ✓ Driveway
- ✓ Close to Local Amenities
- ✓ Large Lounge/Diner
- ✓ Garage

## About the Property

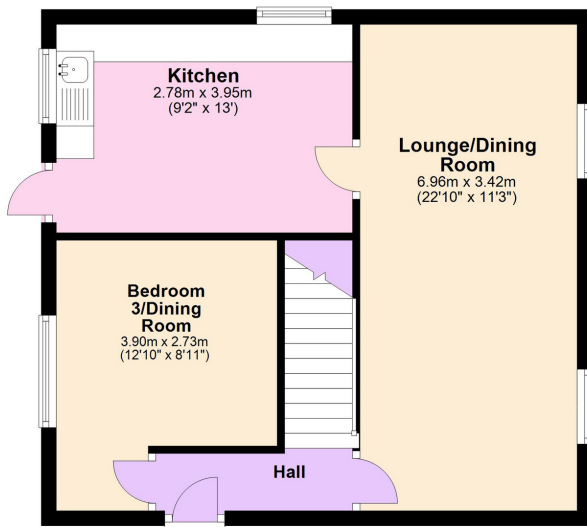
Available with No Upper Chain it is fair to say this three bedroomed detached home needs some work, however they always say buy the worst house in the best street and this is certainly the case here. Situated in the popular Woodlands area of Bilton Rugby it is close to local amenities, good schools and is a very quiet residential area. This detached home has only had one owner from new, it is ready now for its next owner to come in and stamp their own mark on it. Sitting on a generous sized plot with both a good size front and rear garden, this home offers great potential. At present the accommodation consist of a large lounge/diner, kitchen, and a downstairs third bedroom ( currently being utilised as a dining room). Upstairs there is a very large main bedroom, further bedroom, and a family bathroom. With the size of bedroom one, you could easily add an en-suite. There's also substantial eaves storage along with a large loft space - as you may notice with neighbouring properties many have carried out dormer or loft extensions. This property offers a great option to really make the house your own. This is a lovely home in a great location and after 50 years is ready for a new family to enjoy. Woodlands is a lovely sought-after location with great schools - it is close to local amenities. Rugby has the benefit of a Train station as well as Elliott's Field retail park. Rugby offers the grammar school system - the renowned Lawrence Sheriff boys grammar school and Rugby High School for girls is a stone thrown away with good primary schools close by



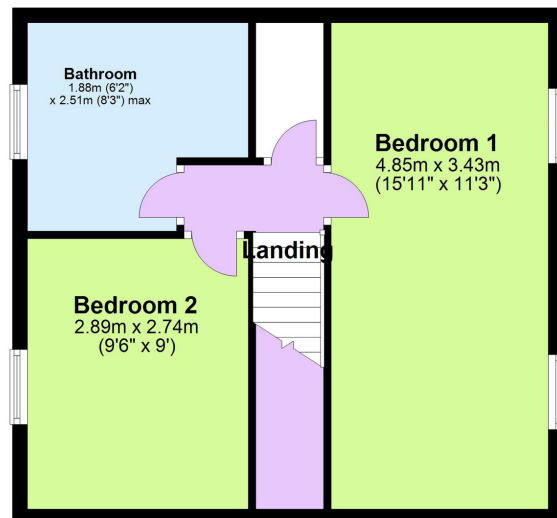
Council Tax: Band D

EPC Rating: E

### 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.