



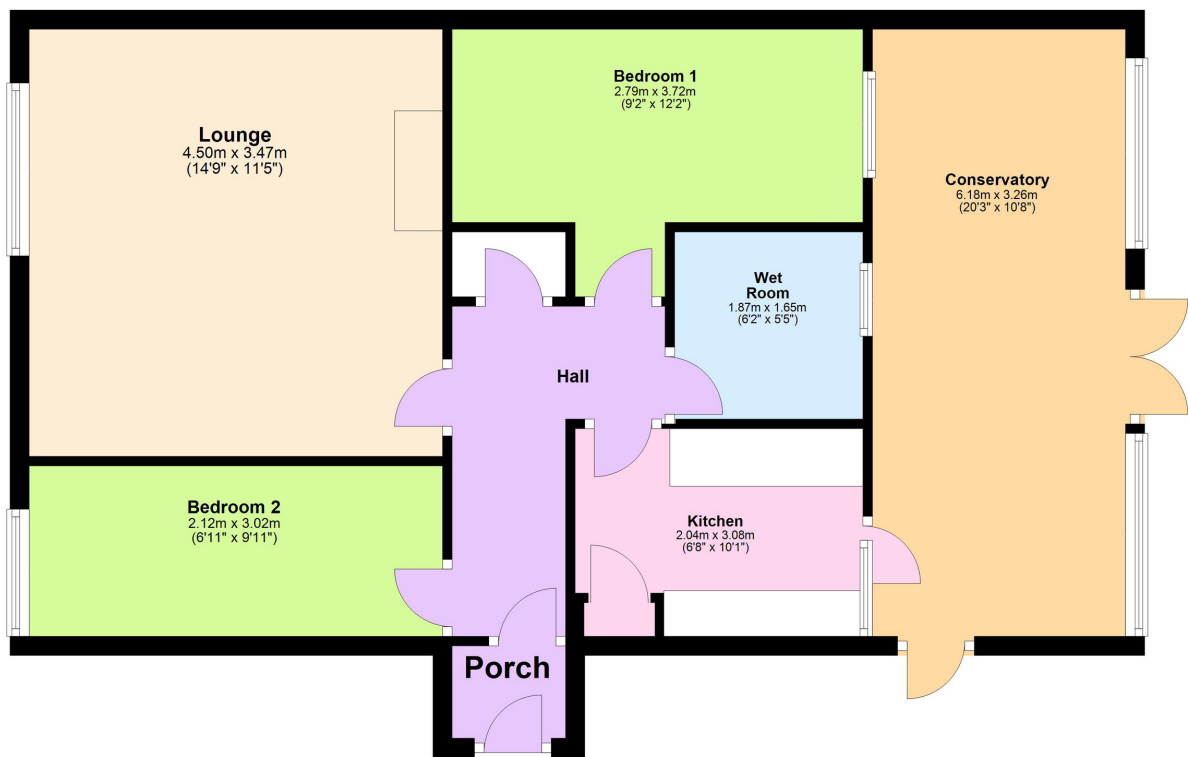
01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells
of Stretton-on-Dunsmore

Ground Floor



2 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



44 HILL CRESCENT

STRETTON-ON-DUNSMORE, CV23 9NF

- ✔ Potential To Extend Further
- ✔ No Upper Chain
- ✔ Recently Decorated
- ✔ Sought After Village
- ✔ Two Bedrooms
- ✔ Conservatory
- ✔ Off Road Parking
- ✔ Wet Room
- ✔ Garage



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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"Amanda Loydall was amazing through the whole home buying process, with good advice of a seasoned realtor. She was extremely responsive and has extensive knowledge which helped to make this process stress-free for us. As a first time home buyer in UK, we had a lot of questions and her clarifications were a huge help. Whenever we needed information from the sellers solicitors, she would get the information in no time. Working with Amanda is such a pleasure and I would not hesitate to recommend her. All the best Amanda."
BY Srinivasagan, Rugby
ABOUT Amanda

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.



LOCATION

Stretton on Dunsmore is a vibrant and social community with a wide range of clubs, societies, groups and organisations. The heart of the community over recent months has been the local store and thriving post office.

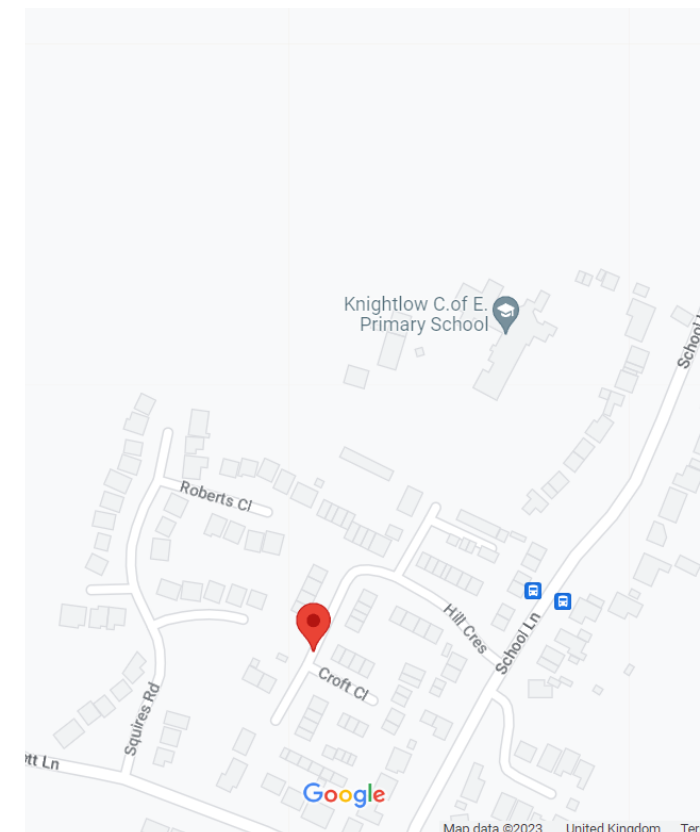
The village pub, a stone's throw away, offers good food and great ale. The local primary is Ofsted outstanding and there's a nursery. Stretton on Dunsmore has its own doctors surgery and even a hairdressers. There's the village hall and on the hill overlooking the village sits the church. In the summer, the village hosts a fete along with the famous duck race. Surrounded by beautiful Warwickshire countryside with stunning walks literally on your doorstep, Stretton on Dunsmore is a wonderful place to live to escape the hustle and bustle and enjoy village life and everything it offers. Stretton means settlement on a Roman Road, in this case that road is the Fosse Way. Situated close to major road and rail links, Stretton on Dunsmore offers the best of both worlds with access to London in under 1 hour, close to Leamington Spa, Warwick University, Coventry or Birmingham.



Don't miss out on this rare opportunity to purchase a 'true' bungalow in the sought-after, Warwickshire village of Stretton-on-Dunsmore

Anyone looking to live in this highly regarded, sought after village, should consider this lovely home. Whether you are a first time buyer or seasoned mover, it offers fantastic value for money and a few surprises along the way! This village home isn't your average bungalow! There's a large conservatory across the back of the property, offering a great dining/family room. This home would be ideal for any age group, it's a great way of getting on the property market in this popular village. The scope and potential to extend due to the large plot size is fantastic. You've got the option to create something unique or just live in it exactly as it is.

The conservatory is a great family space ideal for entertaining and with French doors to the garden it brings the outside in. To the front, the lounge with its large window is a lovely room - very spacious and has a lovely fireplace as a focal point. There are two bedrooms and a replaced wet room. The garden is private and has a personal door to the garage. It's the plot size which is particularly good with this home - it's big! There's a single garage and driveway to the side. The property also benefits from Gas Central Heating (combi boiler) as well as Upvc double glazing.



Council Tax: B

EPC: D

"This bungalow is fabulous with tremendous scope for extension.

The sheer size of the plot it stands on is a pleasant surprise too!"

