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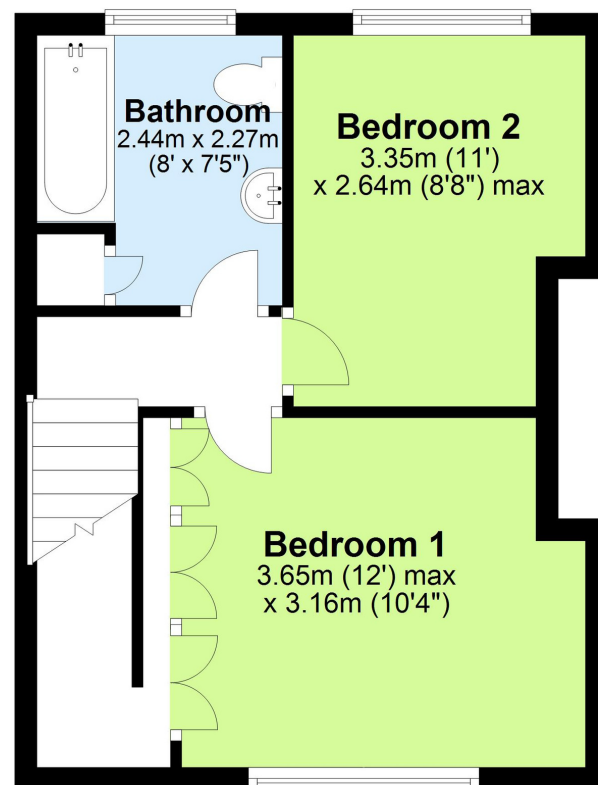
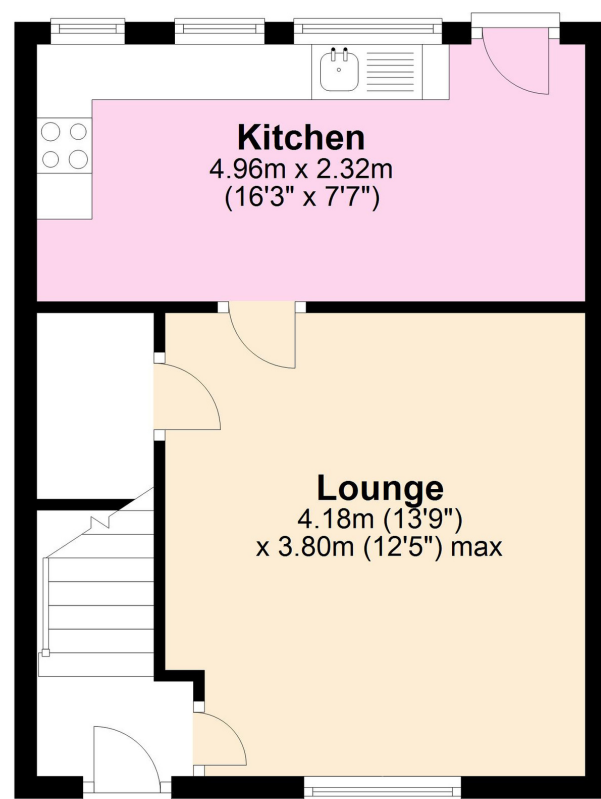
2 James Watt Close, Daventry NN11 8RJ

# campbells

of Clifton Upon Dunsmore

## Ground Floor

## First Floor



2 Bedrooms | 1 Bathrooms | 1 Reception Room | Large Garden



## LOCAL PROPERTY EXPERT CLARE BONWICK



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✉️ [clare@campbell-online.co.uk](mailto:clare@campbell-online.co.uk)

I have recently completed the purchase of my new flat with Campbell's and all the staff I had contact with were very friendly and helpful throughout the whole process.

Clare was my main point of contact and she was on top of the process the whole way, more so than my own solicitors!

Would happily use them for the sale of my property in the future!

**NAME:** Luke, Rugby - 5th June 2023

**ABOUT:** Clare

# 11 STATION ROAD

CLIFTON-UPON-DUNSMORE, CV23 0BT

- ✓ Catchment Area for Outstanding Primary School
- ✓ Built-in Wardrobes to Bedroom 1
- ✓ Two Double Bedroom Property
- ✓ Lovely 130ft Long Rear Garden
- ✓ Drive Suitable for Two Cars
- ✓ Views Over Fields to Rear
- ✓ Sunny Lounge to the Front
- ✓ First Floor Bathroom
- ✓ Breakfast Kitchen

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

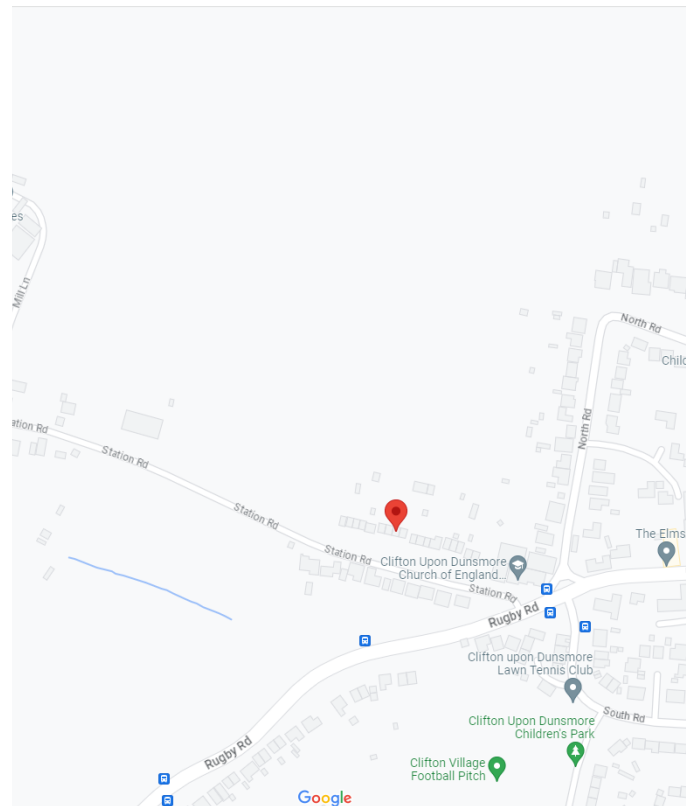
Clifton is a popular village, roughly 2 miles Northeast of Rugby near the Northamptonshire, Leicestershire and Warwickshire borders. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get to Euston in less than 58 minutes. Clifton has a safe and friendly community feel to it. A perfect place to raise a family; being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line. The village itself boasts an excellent village store, café, church, hairdresser and beautician as well as a sports physio and brownie shop. It is also very popular for its 'Outstanding' village primary school. There's also a recreational ground with play area and tennis courts accessible from South Road.



### Ever wanted to have that village lifestyle but felt that it was just out of reach? This two-bedroom terrace property for sale in Clifton-upon-Dunsmore, might just be the perfect solution.

Believed to have been built in the 1930's, this two bedroom terrace property in Station Road would make a perfect home for someone either downsizing or wanting to get onto the property ladder. There would also be a demand for this type of property, should an investor acquire it for rental purposes. One of its most striking features, is that the property has 130ft (approx) long garden with views over open fields beyond it. Just imagine yourselves on one of these lovely sunny evenings, sitting on a patio there and taking in the views around you! The property has a driveway to the front, ideal for two cars to park side by side. A good sized front garden allows the property to be set back nicely from the road. When entering the house, a small entrance hall has a door leading to the ground floor accommodation as well as stairs leading to the first floor landing, where you will find two double bedrooms and a bathroom. The Main bedroom is a good size and has a range of built in wardrobes. The second bedroom has a wonderful view of the garden.

The lounge, which is a lovely bright room overlooking the front garden, has generous understairs storage and a door leading into the kitchen. This is a great space with plenty of cupboard and counter space, a built-in oven, hob and extractor, and a stable door leading to the rear garden. The outside space is quite unexpected and a real treat! This lovely long garden with mature planting has fields to the rear. There is so much scope here whatever your tastes. If you're green fingered, well the sky's the limit. Always fancied your own vegetable plot? Need an outside hub to work from home? Want a lovely patio area to sit and relax with friends and family? There's lots of space here to fulfil all your needs. The property does need a little updating but has double glazing and a new gas fired combi boiler that has been installed recently. It is also vacant with NO UPPER CHAIN.



Council Tax: Band B EPC: Rating TBC

*"The outside space is quite unexpected and a real treat!"*

