



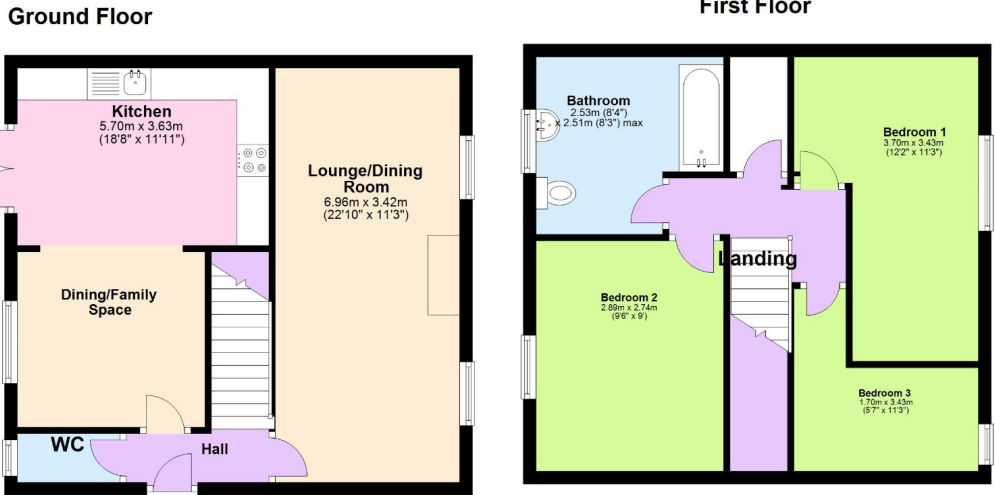
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Rugby












3 Bedrooms | 1 Bathrooms | 1 Reception Room | No Upper Chain



10 PLANTAGENET DRIVE

RUGBY, CV22 6LB

-  Fully Refurbished to a High Standard Throughout
-  Private Sunny Rear Garden
-  Fantastic Kitchen/Diner
-  Part Converted Garage
-  Potential to Convert Loft
-  Sought After Location
-  Downstairs WC
-  Large Lounge
-  No Upper Chain

LOCAL PROPERTY EXPERT AMANDA LOYDALL



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Moving is painful, but the team at Campbells do everything they possibly can to take as much of the pain away as possible! A great team of staff, all super friendly and great at keeping in touch during the tricky parts! Our house was sold before it even went on Rightmove! A special thank you to Amanda and Sian.

BY: Sarah, Rugby - 15th July 2023
ABOUT: Amanda and Sian

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.



Three Bedroom Detached Property For Sale in Rugby

Available with No Upper Chain this three bedroomed There's also substantial eaves storage along with a large detached home is move in ready, there is nothing to do loft space - as you may notice with neighbouring other than unpack. Situated in the popular Woodlands properties many have carried out dormer or loft area of Bilton, Rugby it is close to local amenities, good extensions. This property offers a great option to really schools and is a very quiet residential area. Sitting on a make the house your own and expand further in the generous sized plot with both a good size front and rear future. The rear garden is private and a lovely size with garden, this home has been fully refurbished throughout. gated side access. Part of the garage has been converted At present the accommodation consist of a large lounge to a home office/studio. This is a great space with its own measuring over 22ft with a feature fireplace. A large door and a window, it is also fully insulated with radiator kitchen/dining/family room with patio doors leading heating. Perfect if you work from home, run a business straight out to the garden. As well as a downstairs WC. and if you have clients visiting, they can access via the side Upstairs there are three bedrooms and a family bathroom. gate so no need to come into your home. There's ample The bathroom is very boutique with a shower over the off-road parking and the garage is great still for bikes, lawn bath. A great use of space upstairs is the laundry cupboard mowers and garden equipment. This is a lovely home in a on the landing with plumbing for a washing machine. The great location ready for a new family to enjoy. The loft space is boarded and has a ladder. The head height is great and this area would be perfect for converting.

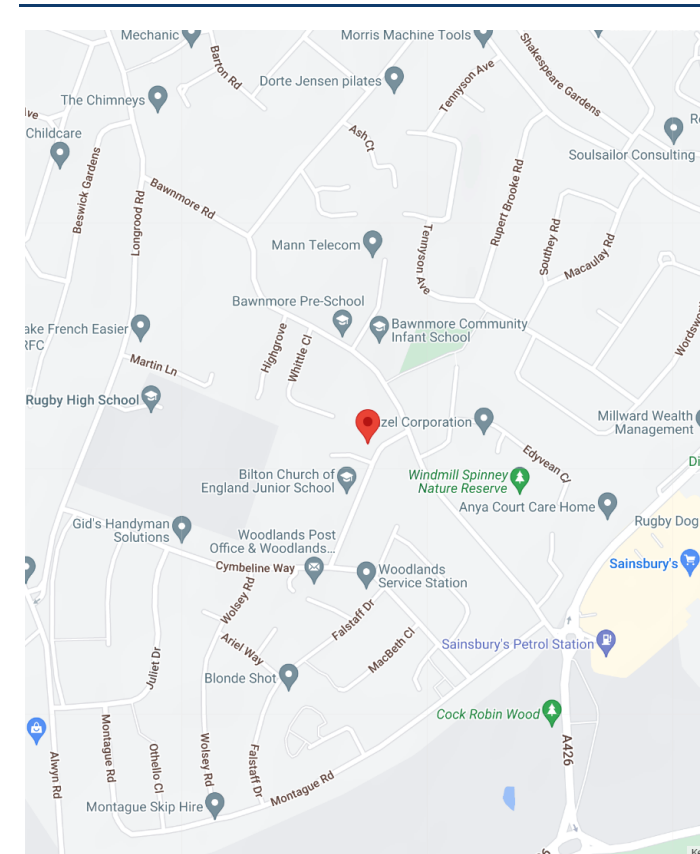


LOCATION

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's throw away with good primary schools close by.



Council Tax: D

EPC: C

“The refurbishment has been done with thought, and the attention to detail is noticeable both inside and out.”

