



01327 878926

www.campbell-online.co.uk

2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Rugby



2 Bedrooms | 1 Bathroom | 2 Reception Rooms | Cellar



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**

☎ 01788 220162

📱 07788 122675

✉ amanda@campbell-online.co.uk

If I could give Amanda 6 stars I would. She's has been a massive support, confident and dynamic. I haven't had to chase for updates as she's always kept me fully appraised. Excellent, so lucky to have met you Amanda, thank you.

**BY: Sarah - Rugby, 2023**  
**ABOUT: Amanda**



**8 CLAREMONT ROAD**

RUGBY, CV21 3NA

- ✓ Walking Distance to Rugby Train Station
- ✓ Walking Distance to Town Centre
- ✓ Kitchen with Built in Appliances
- ✓ Two Reception Rooms
- ✓ Upstairs Bathroom
- ✓ Large Rear Garden
- ✓ Immaculate Condition
- ✓ Character Features
- ✓ Two Bedrooms

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.





**Welcome to an exquisite piece of history and timeless elegance—a meticulously maintained two-bedroom property that encapsulates the essence of Victorian charm.**

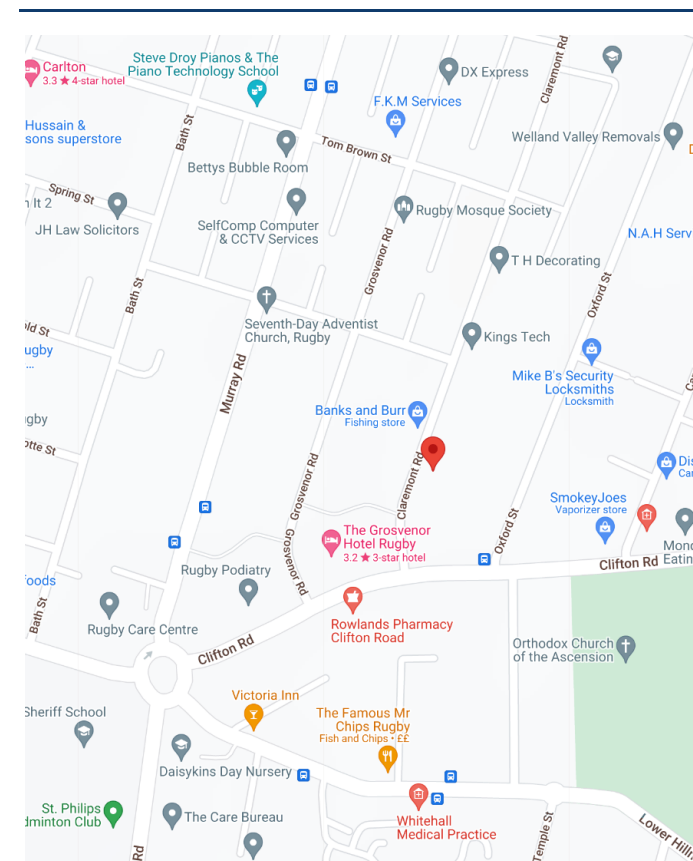
As you step into this splendid residence, you are greeted by a harmonious blend of original features and modern convenience. The high skirting boards, original doors, and ornate cornicing pay homage to the home's heritage, creating an atmosphere of refined sophistication. The captivating charm continues with the presence of exposed floorboards and high ceilings that lend an air of grandeur to every room. The ground floor unfolds into two inviting reception rooms, beginning with the lounge to the front. Retaining its original sash window, this space is bathed in natural light, creating an inviting ambiance. The expansive dining room, overlooking the walled garden, provides the perfect setting for gatherings and celebrations. The kitchen, a culinary haven, boasts built-in high-end appliances and quartz countertops, combining practicality with elegance. Adjacent to the dining room, a hidden gem awaits—the cellar, with impressive head height and a window, offering endless possibilities for a cosy retreat or entertaining space.

Upstairs, discover two generously sized bedrooms, each with its own unique charm. The front bedroom, adorned with two windows and a fireplace, exudes character and warmth. The second bedroom, thoughtfully designed with a built-in wardrobe, provides ample storage and comfort. The family bathroom, boasting enviable proportions, features a shower over the bath, creating a spa-like retreat. The exterior of this exceptional property is equally enchanting. A small front garden leads to the welcoming front door, while the walled rear garden, extending approximately 100 feet, provides a serene escape in the heart of the town. Whether you are captivated by its historical allure or drawn to the modern amenities seamlessly integrated within, this impeccable two-bedroom property is not just a house—it's a cherished home ready to embrace its next fortunate owner.



## LOCATION

Convenience meets charm with this residence, located within easy walking distance of Rugby train station and the popular town centre.



Council Tax: B

EPC: C

“Located in the heart of Rugby, this immaculate home, built in 1896, stands as a testament to architectural craftsmanship and tasteful design.”

