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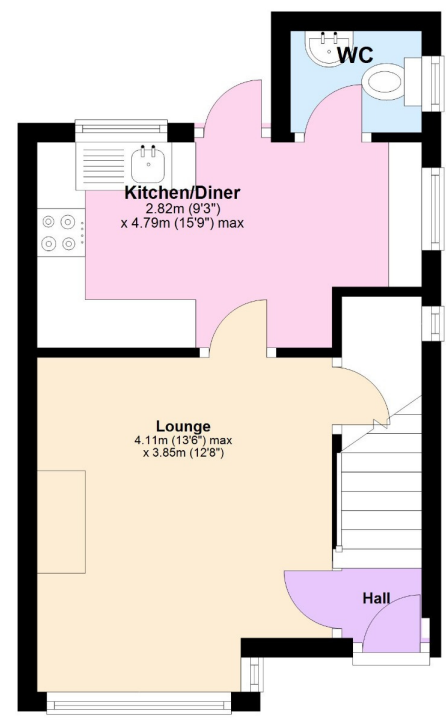
# campbells

of Rugby

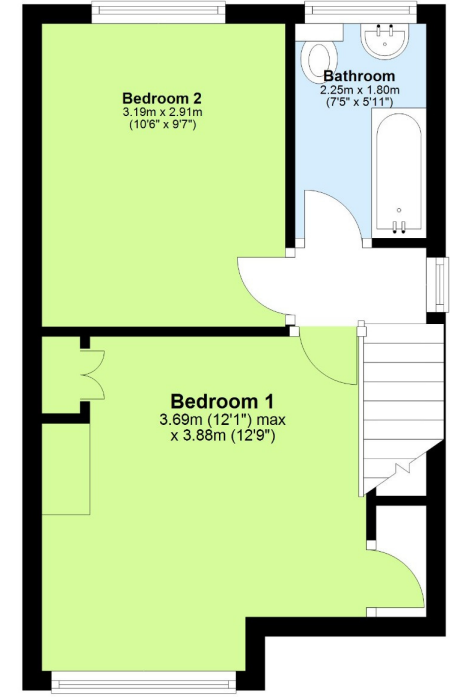


2 Bedrooms | 1 Bathroom | 1 Reception Room | No Upper Chain

**Ground Floor**



**First Floor**



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**



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We have exchanged contracts today and I would just like to tell you how happy we are with Campbells, especially the help we received from Amanda and Sian. From the start, we valued Amanda's up-to-date knowledge of the housing market and recommendations of guide price, offers, etc, and she had our complete trust from start to finish. Amanda even came out to us on a bank holiday to take photos of the house and garden while the sun was shining - that's going above and beyond! We felt very comfortable knowing that Amanda and Sian were in our corner and they definitely made the process very easy for us, in fact we are still amazed how quickly and smoothly the sale went through. We were kept updated of the process throughout and never once felt the need to prompt for updates. This is the second time that Amanda has sold a house for us and both times we have been really happy with the whole process, including the friendly advice we were given throughout and the overall speed and efficiency. If ever we find ourselves in need of an estate agent again we won't hesitate to contact Amanda. Both Amanda and Sian are a credit to your brand. Thank you very much for all your help - we are off to pop open some fizz!

**ABOUT: Amanda & Sian**  
**BY: Jo & Pierre - November, 2023**



# 19 CHARTER ROAD

RUGBY, CV22 5HX

-  Hillmorton School Catchment Area
-  Two Bedrooms
-  Log Cabin
-  Great Size Rear Garden
-  Replaced Bathroom
-  Upvc DG
-  Gas Central Heating
-  Kitchen/diner
-  Driveway

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.



**Two Bedroom Semi Detached Property For Sale in Hillmorton Rugby. Offered with No Upper Chain, this semi-detached home sits in the Paddox and Ashlawn school catchment area.**

The owners have managed to retain character features which blend beautifully with modern convenience. The spacious lounge at the front retains the original open fire making the room feel cosy and there is a large understairs storage cupboard – essential for any home. The kitchen/diner has space for a table and chairs as well as a well-designed utility area and a downstairs loo. Access to the garden means any dirty wellies or mucky paws are not going straight into the lounge. Upstairs there are two double bedrooms and a family bathroom.

The main bedroom to the front retains the original fireplace and built in cupboard, plus there is additional storage in the form of the over stair's storage cupboard. Bedroom two offers a lovely view of the garden. The family bathroom has been replaced and has a shower over the bath. To the front there is block paved off road parking for two vehicles. Gated access to the side allows for bin storage. The rear garden is a great size, plenty of room for playing or great if you have a dog. At the rear of the garden is a log cabin with power and light, fantastic as a summer house or potential office if you work from home plus there is a separate storage shed too.

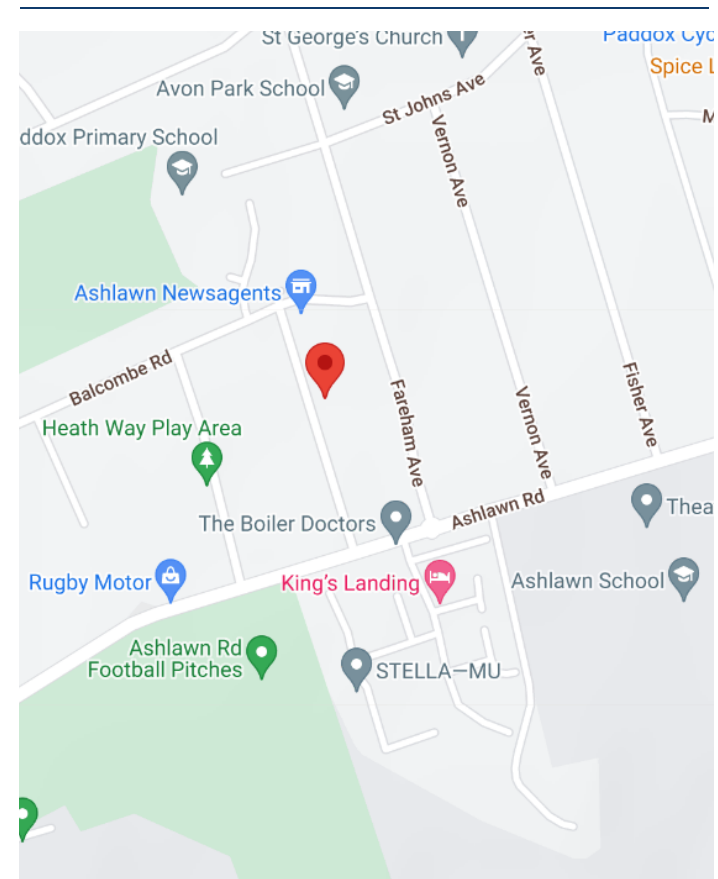


## LOCATION

Hillmorton is very desirable due to schooling. It has lots of local amenities, shops, take aways and pubs.

There are many sporting clubs close by and the Great Central walk is a stone's throw away.

Rugby is great for commuting you can be in London in less than 1 hour.



Council Tax: B

EPC: D

**“This is a great home and offers potential to extend subject to planning.”**

