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2 James Watt Close, Daventry NN11 8RJ

campbells

of Rugby



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Cellar



165 ABBEY STREET

RUGBY, CV21 3LN

- ✓ Generous 92 Ft Rear Garden with Pergola Covered Seating Area as well as Growing and Storage Areas Beyond
- ✓ This Stylish Property is within Walking Distance of the Town and Rugby Railway Station
- ✓ Three Bright and Roomy Bedrooms with Built in Wardrobes to Bedroom Two
- ✓ Additional Storage with both a Cellar and Boarded Loft Space
- ✓ Living Room with Bay Window and Victorian Style Fireplace
- ✓ Modern Fitted Kitchen with Built in Appliances
- ✓ Beautifully Presented Three Bedroom Terrace Property
- ✓ Generous Dining Room with Stairs to First Floor
- ✓ So much to offer! A great First Time Purchase!!

LOCAL PROPERTY EXPERT CLARE BONWICK



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"I had the pleasure of having Clare, a truly exceptional estate agent, and I cannot speak highly enough of her. From the moment I met Clare, it was clear that she was dedicated, knowledgeable, and genuinely passionate about her work. Clare went above and beyond to understand my needs and preferences when it came to buying a new home. She took the time to listen to my requirements. Her attention to detail and thorough research ensured that the property she showed me was worth considering. What impressed me the most about Clare was her impeccable communication and responsiveness. She was always available to answer my questions, provide updates, and address any concerns I had. I never felt like I was left in the dark during the entire process. Her professionalism and promptness gave me confidence that I was in good hands. Thank you so much Clare! All the best.

BY: Libbie and Ryan, Rugby- 20th December
ABOUT: Clare

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.



Beautifully Presented Three Bedroom Property within Walking Distance to Rugby Railway Station.

This Beautifully Presented Three Bedroom Terrace Property is within walking distance of both the town centre and Rugby Railway Station and has more to it than meets the eye. This property has a really lovely feel to it when you walk in. Both stylish and maintained to a high standard, you can't really fail to be pleased by what you see here. The Living room has a lovely mix of traditional and modern, with its stripped wooden floors and Victorian style fireplace, and a bay window to the front that allows the light to flood in. The Dining room is just as appealing and has plenty of room to accommodate a table to sit and enjoy eating with your family and friends. Stairs lead from here to the first floor bedrooms, and an understairs storage cupboard, useful for hiding away your bits and pieces, has the additional bonus of a trap door that leads you to the cellar below. Its ceiling height is a little lower than normal, but it provides you with a very useful additional storage room, or, given that there is also a window, its quite light down here, so could be used as a hobbies area of some kind, maybe? The Kitchen has a lovely modern feel with plenty of work surfaces, metro style tiling and a range of built in appliances. The Vaillant gas combi boiler is located here and has been recently serviced. A rear lobby provides access to the garden as well as the bathroom, which has been refitted with a modern suite and has a shower attachment over the bath. To the first floor there are three good sized bedrooms. The main bedroom is generous in size and beautifully light. Bedroom 2, although currently used as an office, is suitable for a double bed and has the benefit of built in wardrobes.

Bedroom 3 overlooks the garden and comfortably accommodates a Queen size bed, along with other associated bedroom furniture. As an added benefit, from the landing there is a pull down ladder which will provide access to the boarded out loft space which is great for additional storage! Now, what was a real surprise to me was the 92ft rear garden this property has! Although backing onto the railway, this garden has been cleverly designed and is both shielded and screened by its layout. At the bottom of the garden there is a metal storage shed measuring approx. 9ft sq. Great for storing gardening equipment and bikes etc. In front of that it is approached via an area which would make a great little veggie patch if you fancy 'growing your own.' A Pergola with decking, has created a lovely seating area. Perfect for entertaining friends and for enjoying the better weather. The mature planting here has created a pretty and fragrant place to relax. "The garden is really pretty, especially in the spring and summer when the wisteria flowers and cherry tree blossoms. It's such great space to socialise in and I will miss hosting my garden parties and BBQs in it!" Directly behind the back of the house is a patio with steps leading down to an area with artificial grass and a pathway leading in turn to the Pergola and the rest of the garden. It's a real treat! And designed also to be quite maintenance friendly. With the added benefit of double glazing, this property is ready for you to just move straight into. If this sounds like the sort of place that you would like to make home, then please call the friendly team at Campbells, who will be happy to book you an appointment to view.



LOCATION

This property would make a great home for first time buyers, but equally, the area is very popular with renters and commuters, making it an ideal investment. It is within easy walking distance of the town centre and other local amenities including the station. Rugby is a thriving market town with good schooling for all age groups. It offers excellent road and railway links with a service that can get you into Euston in less than an hour. In addition, access to the M1, M6 and A14 are all nearby. Elliott's Field retail park offers a good range of shops and there are many popular bars and restaurants to choose from within the town. The famous Rugby School is also located within the Town and was where the game of Rugby first originated.



Council Tax: Band

EPC: Rating

"It really is the perfect first home. I love that it's cosy, yet practical and super convenient to everywhere. The town, the train station, Grand Central walk and Bluebell Woods are all within walking distance. The garden is really pretty, especially in the spring and summer when the Wisteria flowers and Cherry tree blossoms. It's such great space to socialise in and I will miss hosting my garden parties and BBQs in it!"