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campbells

of Rugby

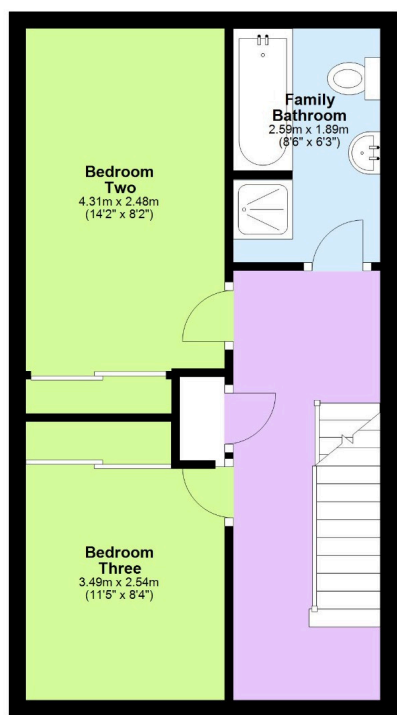


3 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage

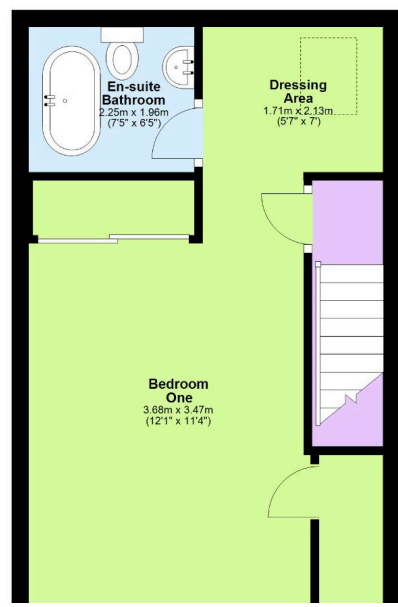
Ground Floor



First Floor



Second Floor



LOCAL PROPERTY EXPERT AMANDA LOYDALL



 01788 220 162

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 amanda@campbell-online.co.uk

"We would like to express our 100% satisfaction on choosing Campbells to sell our property in Rugby.

Amanda and Sian made an amazing team. A real credit to Campbells.










We found Amanda very personable with a wealth of knowledge, and Sian had both impeccable communication and persistence. They really helped to drive the sale through, for which we are extremely grateful.

We look forward to hopefully doing business again soon! Keep up the amazing work.

BY: Santon and Sam, Rugby - 8th February 2024
ABOUT: Amanda and Sian

24 HAZEL CLOSE

RUGBY, CV21 1UR

-  En-suite and Dressing Area to Main Bedroom
-  Great for Commuting
-  Downstairs WC
-  Three Double Bedrooms
-  Spacious Kitchen Diner
-  Pleasant Outlook
-  6 years NHBC Remaining
-  Energy Rating B
-  Private Garden

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 Property For Sale in Rugby.

This spacious home is only 4 years old and has 6 years NHBC cover remaining.

Built in 2020, by Messrs Bloor Homes to the Chastleton Design this spacious three-bedroom home has 6 years NHBC remaining. The property is also available with no upper chain.

Situated on the Eden Park development this home is within close proximity of the train station (Just Under Two Miles).

This stylish three-bedroom home boasts a modern design and is spread across three levels, offering ample space for comfortable family living.

The ground floor features a large lounge with a pleasant outlook to the front. The spacious kitchen/diner with a utility area and WC provides the perfect setting for family meals and social gatherings, with doors leading out to the private garden

The spacious kitchen/diner with a utility area and WC provides the perfect setting for family meals and social gatherings, with doors leading out to the private garden.

On the first floor, you'll find two double bedrooms and a family bathroom, while the second floor is dedicated entirely to the spacious main bedroom, complete with a boutique en-suite bathroom and dressing area offering serious hotel vibes.

Conveniently located within the Eden Park development, residents can enjoy green areas and a children's play area, along with easy access to local amenities and Rugby train station. With a garage and parking to the rear, commuting is made easy and even though this is a new estate this property does not have any maintenance charges to pay.

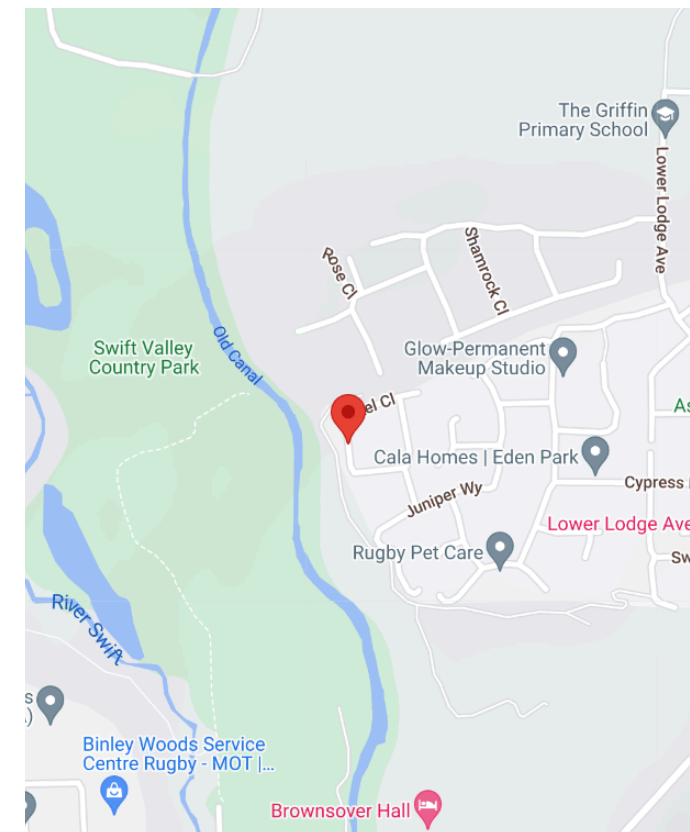


LOCATION

Rugby is very well served by both road and rail links (London Euston by train is possible in under an hour,) with the M1, M6, A14 and A5 all close by.

The amenities in Rugby are endless with its many shops, pubs and restaurants in the town centre, which are all just a short five-minute car journey away. You also have Elliot's Field and Junction One which are fantastic shopping areas – again just a short drive away.

Rugby offers the grammar school system - the renowned Lawrence Sheriff boys grammar school is a stone's throw away, as is Rugby School.



Council Tax: D

EPC: B

“Don't miss out on the opportunity to make this modern and spacious property your forever home.”

