



01788 220162



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2 James Watt Close, Daventry NN11 8RJ

campbells
of Clifton upon Dunsmore



2 Bedrooms | 1 Bathroom | 2 Reception Rooms | No Onward Chain



LOCAL PROPERTY EXPERT CLARE BONWICK



📞 01788 220162

📱 07799 072756

✉️ clare@campbell-online.co.uk

From the start I found Campbells Estate Agents friendly, helpful and spot on with reading the current market conditions. I had previously signed a 20-week contract with a different Estate Agent who I became extremely dissatisfied with. Once I could end that contract I chose Campbells as Clare impressed me with her knowledge, fresh ideas for marketing and realistic targets. I honestly believe no other agent would work harder. She went above and beyond, handling everything with utmost respect and sensitivity (as I was selling my late mother's home.) She really worked hard to achieve the best outcome for both Seller and Buyer. I wouldn't ever consider a different agent now when selling property in future.

NAME OF TESTIMONIAL: Charlotte, Rugby - 12th May 2024
ABOUT: Clare

16 VICARGE HILL

CLIFTON-UPON-DUNSMORE, CV23 0DG

- ✔️ Very Pretty End of Terrace Village Property
- ✔️ Lounge with Bay Window
- ✔️ Ground Floor Bathroom with Separate Shower Cubicle
- ✔️ Bedroom Two with Third Room and Dressing Area Leading Off
- ✔️ Dining Room with Feature Fireplace
- ✔️ Beautiful South Westerly Rear Garden
- ✔️ Two/ Three Bedooms
- ✔️ Kitchen With Door Leading to Garden
- ✔️ Catchment For Outstanding Village Primary School

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/Three Bedroom End of Terrace Property
For Sale in Clifton-upon-Dunsmore, Warwickshire**

This pretty looking property for sale on Vicarage Hill in Clifton-upon-Dunsmore has lots of traditional features to it, complemented by the loveliest front and rear 'cottagey' style gardens.

If you're unfamiliar with it, Clifton is roughly 2 miles Northeast of Rugby near the Northamptonshire, Leicestershire, and Warwickshire border. It offers excellent road and motorway access having the M6, M1, A5 & A14 nearby and the local railway station allows the commuter to get to Euston in less than 58 minutes.

Being offered for sale with no upward chain, this lovely property has a generous Living Room to the front, with its high ceilings and square bay window that allows the afternoon sunlight to flood in.

The dining room, or additional sitting room, has an attractive brick faced fireplace and pretty opaque glazing to allow light into the hallway.

The kitchen is quite modern with Shaker style units, wooden block work surfaces with metro style tiling. Doors lead from here to both the bathroom and garden.

They have fitted a lot into this Bathroom. Half height panelling compliments a modern white suite, with the addition of a separate shower cubicle as well as a bath.

Now, technically, I'm only allowed to call it Two Bedrooms, because the smallest room can only be accessed via another bedroom. However, it's a little bit different from the norm!

As well as a lovely bright double bedroom to the front of the property, Bedroom 2, also a double, could be quite adaptable, depending on your needs!

From here there is access to a third room, single bed in size, which could be used either for another bedroom, or could make a great office or dressing room. It's also quite common on properties with a similar configuration, to convert this room to an en-suite bathroom. But there is also a doorway to a little area over the entrance hall that could make a little dressing area or walk-in wardrobe.

The Garden is just lovely, especially this time of year when the foxgloves and poppies fill it with colour. The scent of the roses as I walked down the garden to take a look around was absolutely gorgeous.

Now for all the lovely qualities to this property, it's only fair to tell you that it does need some work too.

Now I'm no expert on the matter, but there's some updating required to the electrics from what I can see, and externally some maintenance issues need attending to such as some pointing and the repair or replacing of the rendering, but, naturally, you should make your own investigations where necessary.



LOCATION

Clifton has a safe and friendly community feel to it. A perfect place to raise a family; Being close enough to Rugby for all manner of amenities yet with all the feel of the countryside around you, where you can find some lovely local walks nearby across the fields and along the canal and disused railway line.

The village itself has an excellent village store, a pub, café, church, hairdresser, and beautician as well as a sports physio and brownie shop. There is also a recreational ground with play area for the little ones and tennis courts accessible from South Road.

If you would like more information or would like to arrange a viewing, please call the friendly team at Campbells who will be happy to help you further.



Council Tax: Band B EPC: Rating D

"It's been a much loved home where generations of the family have been happily entertained (usually with cakes!) in the spacious living room. Mum so enjoyed the garden; relaxing in it in the sunshine and having the open views over the fields."

