



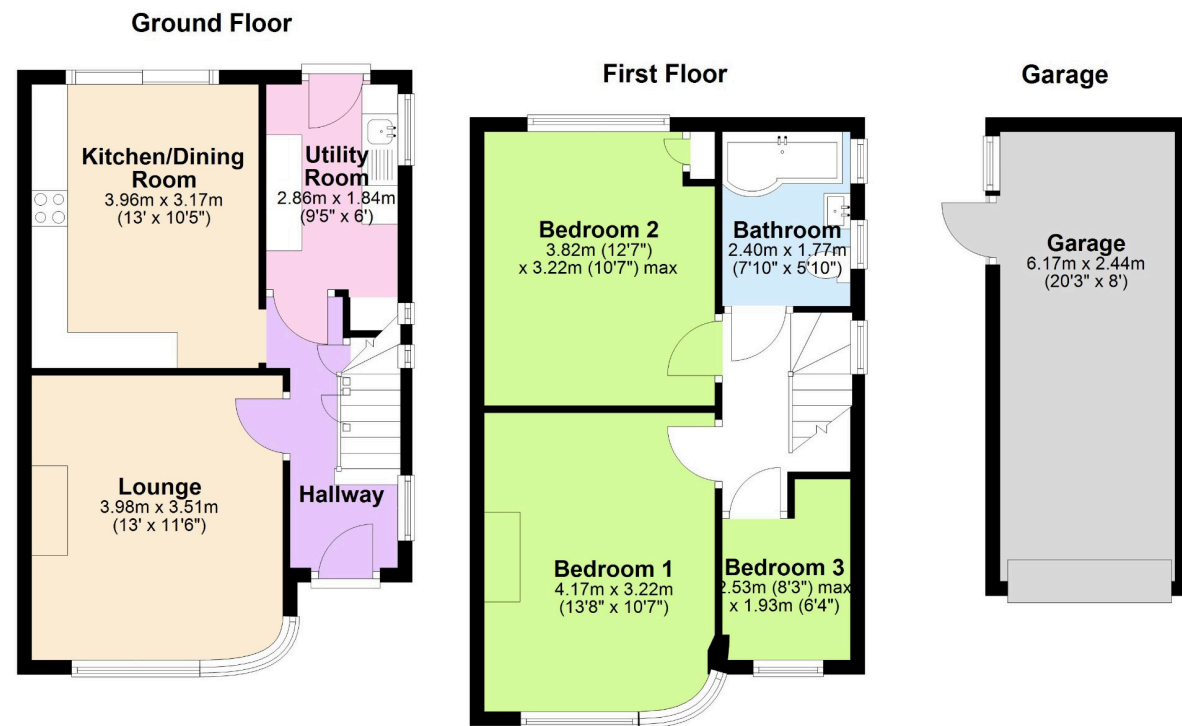
 01788 220162
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Rugby












3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



23 OAKFIELD ROAD

RUGBY, CV22 6AU

-  Three Bedroom Traditional Semi Detached Property
-  Lovely Lounge with Bay window and Feature Fireplace
-  Modern Kitchen Dining Room
-  Utility Room
-  Refitted Bathroom
-  Lovely Sized Main Bedroom
-  Private Rear Garden with Summer House
-  Garage & Driveway
-  Close to Rugby Town Centre

LOCAL PROPERTY EXPERT CLARE BONWICK



 01788 220162

 07799 072756

 clare@campbell-online.co.uk

We sold our house with Clare from Campbells in the summer. Clare was amazing throughout the process - approachable, professional and never too busy to answer questions, no matter how big or small.

Without Clare I am certain our experience would not have been half as smooth! Thank you Clare for helping us to make the move to our dream home a reality!

NAME: Louise, Rugby - 10th October 2024
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.



**Three Bedroom Semi Detached property
for sale in Oakfield Road, Rugby**

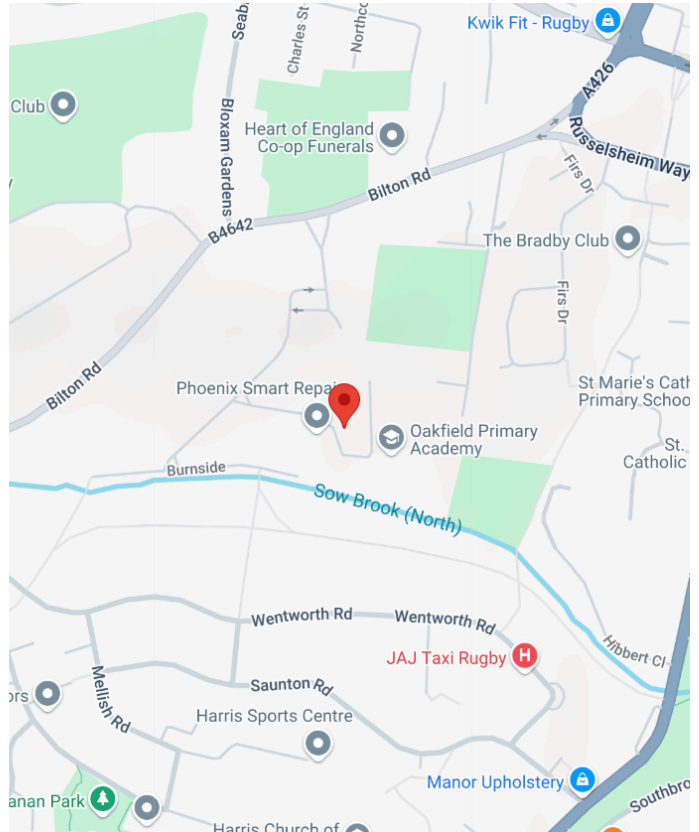
This Three Bedroom Semi Detached property for sale in Oakfield Road, Rugby is located within just a short walk of Rugby's town centre. Built in the 1930's, the property is well presented, and particular attention has been paid to keeping a traditional appearance to the property. The gardens to the front and the general appearance is very pretty. The entrance is both beautifully done and welcoming with a new composite door, sympathetic to what would have been the traditional 30's design. This leads to the warm and inviting entrance hall. The internal style here has been created to give a lovely mix of both traditional features and contemporary design. The Lounge has a luxurious, yet cosy feel to it with a pretty bay window with its plantation style shutters; a perfect place to enjoy the afternoon sun. There's a Victorian style fireplace filled with candles here too which creates a lovely point in the evening. The Kitchen has been beautifully fitted into what would have just been the dining room originally. This has given the current owners a much larger kitchen space, with a built-in oven and hob and plenty of cupboard space,

where the family can sit and enjoy meals together. "It's lovely on a summer's day when you can open up the patio doors and step out into the garden." This reconfiguration has allowed the original, much smaller kitchen, to become a very useful utility room. There's a door to the back garden which is ideal for bringing the kids and dog in after a walk or for taking your washing out to dry. The first floor landing provides access to the bedrooms and bathroom as well as to a useful loft space. There are two double bedrooms, the main bedroom having a bay window and built-in wardrobes, the second having a lovely outlook overlooking the rear garden. The third bedroom is a single room which is currently used as an office. The bathroom is modern and stylish with a kidney shaped bath with shower and glass shower screen over. Outside the rear garden is private and mature. There is a side gate leading from the driveway and a personnel door leading from here into the single garage. The property further benefits from double glazing and gas central heating. "I'll be sorry to leave here. It's always been a home I've felt safe and secure in. But it's time to move on now and to let someone else enjoy it as much as we have."



LOCATION

This is a very nice example of a lovely era of property design. It's in a very convenient location, not being too far away from Rugby town centre and all the amenities that provides and is just a few doors down from Oakfield Primary Academy.



Council Tax: Band B EPC: Rating D

"The garden particularly is one of my favourite places. There's plenty of wildlife here and it's lovely to sit in the summerhouse and watch all the birds, including the Woodpeckers, visiting the garden."

