



CARTER
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ESTATE AGENTS



18 Old Farm Close, Cawston, Rugby, CV22 7NY

18 Old Farm Close

Cawston

Rent: £1,795 pcm

- Detached Property
- Four-Bedroom
- Entrance Hall & Guest WC
- Spacious Family Lounge
- Fitted Kitchen
- En-suite to Master & Family Bathroom
- Garage
- Enclosed Rear Garden



Description:

This well-presented detached family home is available to let in a popular and well-connected area of Rugby. Offering spacious and versatile accommodation across two floors, the property is ideal for families or professionals seeking modern living in a convenient location.

On the ground floor, the property features an inviting entrance hall with guest WC, a generous lounge with doors leading to a bright conservatory, and a modern open-plan kitchen/dining room with the added benefit of a separate utility room.

The first floor provides a master bedroom with en-suite shower room, three further good-sized bedrooms, and a contemporary family bathroom.

Externally, the property offers driveway parking to the front, along with an enclosed rear garden laid

mainly to lawn with a patio area, perfect for outdoor use.

Situated close to local amenities, well-regarded schools, and excellent transport links including Rugby train station and motorway networks (M1, M6, and M45), this property is well placed for commuters.

Available to move into and offered in excellent condition, early viewing is highly recommended.

Deposit Details:

1 Week Holding Deposit: £414.23

Deposit (5 weeks): £2,071.15

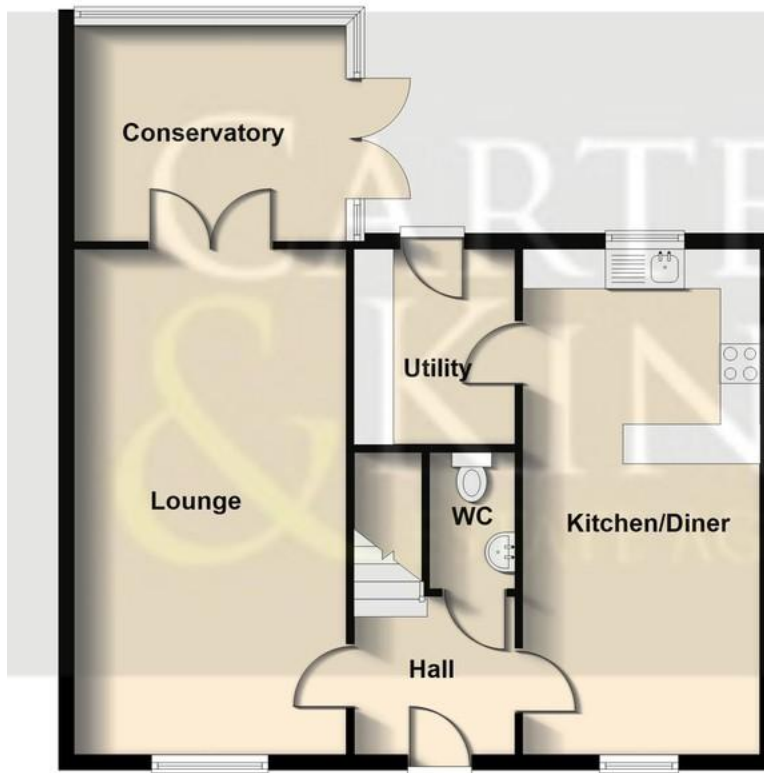
*** 1 week holding deposit (£414.23) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first month's rent upon

move in. Should the references fail, this amount is non-refundable.

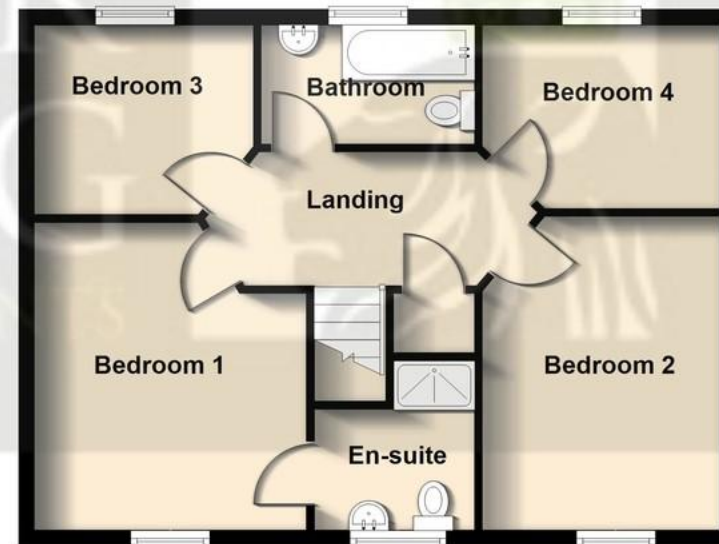




Ground Floor



First Floor



Total area: approx. 120.8 sq. metres (1299.8 sq. feet)

Dimension Approximate For Display Purposes Only.
Plan produced using PlanUp.

Old Farm Close, Rugby