

20 Rugby Road  
Barby  
CV23 8UA



# 20 Rugby Road

£275,000

## Property Details

Charming Three-Bedroom Cottage in the Heart of Barby

Nestled in the picturesque village of Barby, this delightful three-bedroom cottage spans three floors and effortlessly blends period character with modern convenience.

The property offers off-road parking for two vehicles to the rear. Upon entering, you are greeted by a stylish and contemporary kitchen, complete with integrated appliances including a fridge freezer, dishwasher, built-in oven, and hob. A separate utility room with a convenient WC is located to the rear.

The dining room showcases charming features such as a cast iron feature fireplace and traditional terracotta tiled flooring, while the cosy lounge benefits from an open fireplace and exposed ceiling beams—creating a warm and inviting atmosphere.

The first floor comprises two well-proportioned bedrooms and a modern family bathroom with a shower over the bath. The spacious master bedroom occupies the entire second floor, offering a peaceful retreat.

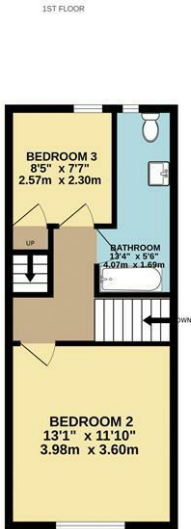
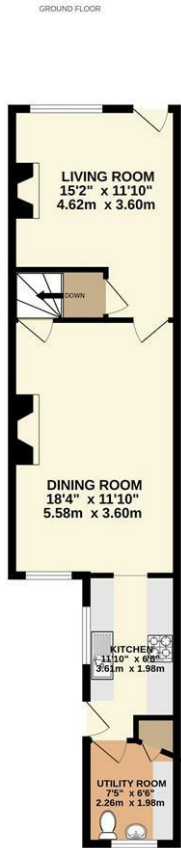
This characterful home is perfect for those seeking village life.

Early viewing is highly recommended.

## About The Agent

Founded in 2008, Cadman Homes is a dedicated family-owned and operated property specialist that has proudly served the local community for more than 17 years. Our commitment to traditional values guides our straightforward, no-nonsense approach, ensuring our clients receive honest and reliable service. We are passionate about supporting local businesses and believe in fostering community connections. To best meet your unique needs, we offer a comprehensive range of tailored marketing strategies designed to effectively showcase your property and reach potential buyers. If you have any questions or would like to discuss your property needs, don't hesitate to call us. One of our friendly team members is ready to assist you:





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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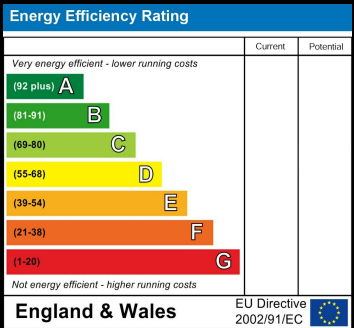
Local Authority

Council Tax Band

B

EPC Rating

Directions



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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