



Bloxam Gardens
Rugby



Cadman Homes
Residential Sales, Lettings & Property Management

Bloxam Gardens, Rugby, Warwickshire, CV22 7AP

A spacious four bedroom home in a leafy area, close to the Bilton Road. Offering a Lounge, separate Dining Room, re-fitted modern Kitchen/breakfast room and a downstairs WC. Other benefits include four well proportioned Bedrooms, a re-fitted modern Bathroom, garage, four car driveway and energy rating - D

To the front

A "Crete-print" driveway leads to a single garage with power and light connected and a new roof. Parking is provided for circa 4 cars.

Entrance hall

With opaque PVCu double glazed window to front, two under stairs storage cupboards and doors leading to;

Living Room

With a double glazed bay window to front.

Dining Room

With laminate flooring and sliding doors to a small conservatory area.

WC

Comprising closed coupled dual flush WC and wash hand basin.

Kitchen/breakfast room

Offering a modern range champagne shaker style units with wood effect worktops to eye and base level. Inset stainless steel sink with mixer tap and drainer, built in dish washer, space for washing machine, built in oven and gas hob with extractor hood over and space for a free-standing fridge/freezer.

With recessed ceiling spotlights and ceramic tiled flooring. Double glazed window to side and rear and door leading to rear garden.

Landing

With cupboard housing combi boiler, window to side. Access to loft and doors to;

Master Bedroom

Large double bedroom with stripped floorboards and double-glazed bay window to front.

Bedroom 2

Double bedroom with double glazed window to rear. Built in cupboard/wardrobe.

Bedroom 3

With a double glazed window to rear.

Bedroom 4

Currently used a cot room, with a double glazed window to front.

Bathroom

Offering a re-fitted modern white three piece suite comprising hand wash basin, closed coupled WC and bath with shower over. With full height tiling, grey slate flooring tiles and heated towel rail. Opaque PVCu double glazed window to side.

To the rear

With a large, private garden area, mainly laid to lawn with mature shrubs surrounding. A driveway from the front offers access to the garage which has a pedestrian door into the garden. There are protected trees to the rear that offer privacy.

About the agent

Viewing is strictly by appointment via the sole agents, Cadman Homes. We are a local, family owned and run firm of estate and letting agents covering the Rugby, Lutterworth, Coventry and Leamington areas.

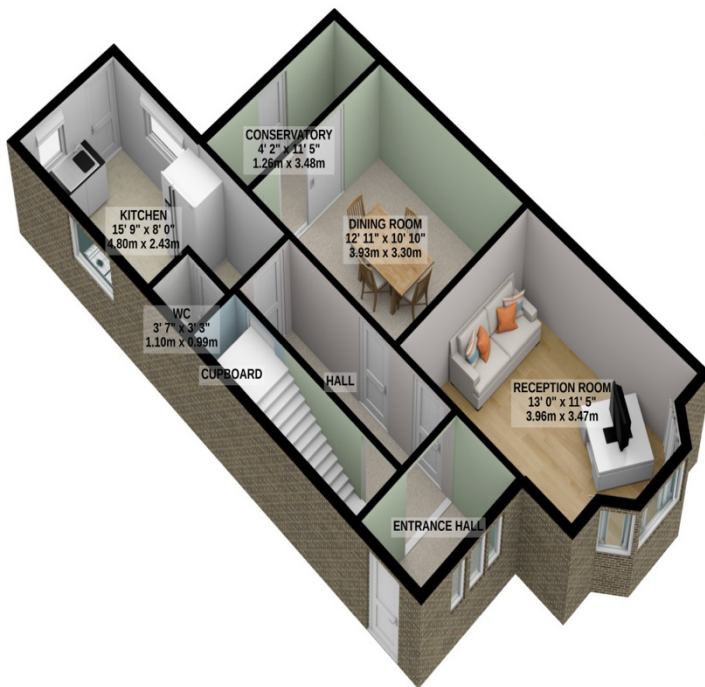
If you are unsure of the value of your home, or simply haven't chosen an agent to sell or let it, we'd love to show you what we can do for you. For valuations, mortgages, conveyancers and more contact the local office.

About the area

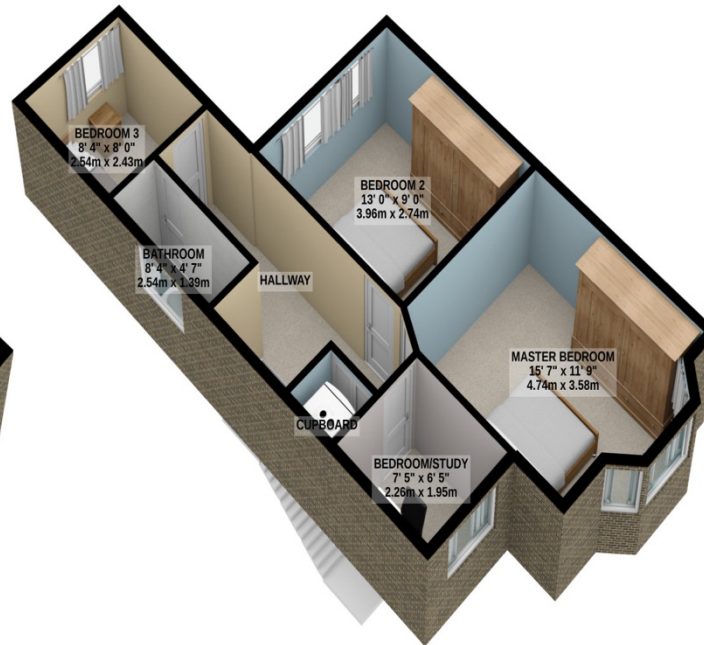
Rugby offers several re-developed retail parks including "Elliot's Field" which offers a range of homeware, fashion and leisure stores. "Junction One" which has Laura Ashley and a 9 screen cinema and several restaurants and fast food outlets. "Technology Drive" is mainly home stores and DIY based.

There are several large supermarkets around Rugby as well as a large range of independent and boutique shops, restaurants, bars and cafes in the town centre. A "restaurant quarter" is being opened in the town centre to compliment World Rugby's official "Hall of Fame" which is based at the museum/library.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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A street market is held in the town centre several days a week. In recent years several out-of-town retail centres have opened to the north of the town. Rugby contains several large parks, most notably Caldecott Park near the town hall.

There are many excellent schools In Rugby including grammar school (Lawrence Sheriff), Rugby High School for Girls, Ashlawn School (OFSTED Top Rated) and of course the world famous Rugby School where the modern game of Rugby was born.

Rugby is credited as the town that gave the inspiration for the modern Olympic Games, the invention of the laser, hologram and jet engine and enjoys a growing tourism economy as the council and other partners increase the promotion and marketing of the town which is the fastest growing in the West Midlands.

London is only 54 minutes away by train, and the town is excellently positioned for the M1, M6 and A5 as well as the A45, A46 and DIRFT.

C970 Ravensworth 01670 713330





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