

23 Bennett Street  
Rugby  
CV21 2EP











## 23 Bennett Street

**£170,000**

### Hallway

The hallway welcomes you with tiled flooring and an open staircase ascending to the first floor. The space provides access to the kitchen and lounge/diner, setting a practical tone for the home.

### Lounge/Diner

Spanning the rear of the ground floor, the lounge/diner is a generous open space with a soft grey carpet underfoot. This room extends into the adjoining conservatory through double doors. The focal point includes a traditional fireplace with a wooden mantel and a gas stove, offering a cosy atmosphere. Large sash-style windows at the front of the house allow natural light to flood in.

### Conservatory

This conservatory is a charming and bright extension of the lounge/diner, featuring a wooden floor and large windows along three sides to maximise daylight. French doors open out into the garden, creating a seamless indoor-outdoor flow. The pitched roof adds to the airy feel of the room, making it a lovely space for dining or relaxing while enjoying views of the outside.

### Kitchen

The kitchen is a compact yet practical space with a tiled floor and a mix of white cabinetry and tiled splashbacks. A window and door at the rear provide light and access to the outside. The kitchen layout allows for essential appliances and work surfaces, positioned to support efficient meal preparation.

### Landing

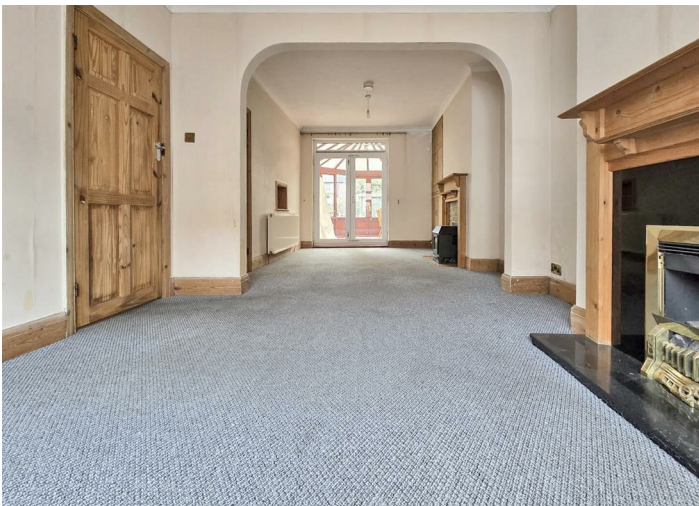
On the first floor, the landing connects two bedrooms, the study area, and the family bathroom. It is carpeted and features a wooden balustrade along the stairwell, contributing to a traditional feel throughout the home.

### Bedroom 1

Bedroom 1 is a spacious double room with light wooden laminate flooring and a large window that fills the room with natural light. It benefits from a charming fireplace and picture rail moulding, blending period features with a neutral design that invites personalisation.

### Bedroom 2

Bedroom 2 is a slightly smaller double room, also with light wooden laminate flooring and a large window overlooking the street. The room features a radiator and a simple, clean layout, suitable for various furniture arrangements.



### Study

The study is a compact room, ideal for a home office or quiet space. It has laminate flooring and a window providing natural light, with enough room for a desk and shelving.

### Bathroom

The bathroom is fitted with a classic three-piece suite comprising a bath, pedestal basin, and close-coupled WC. Tiled walls and a window ensure the space is bright and easy to maintain, providing a practical and functional area for everyday use.

### Rugby Town Overview

Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, and is well connected by road and rail, including a major railway junction on the West Coast Main Line.

One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central role in the town's identity.

Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

### 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:



Local Authority

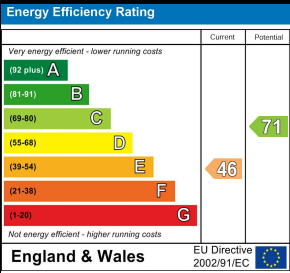
Council Tax Band

A

EPC Rating

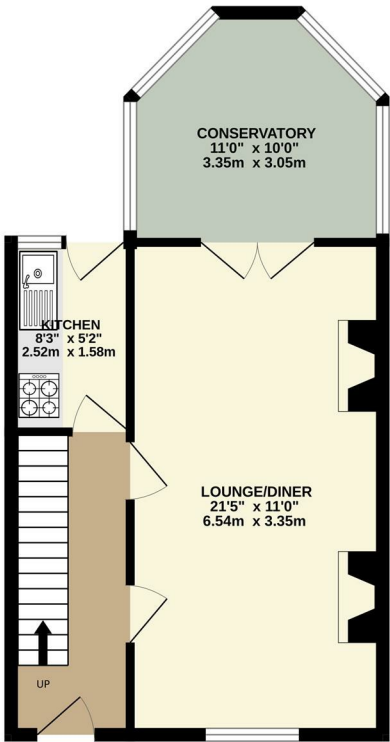
E

Directions

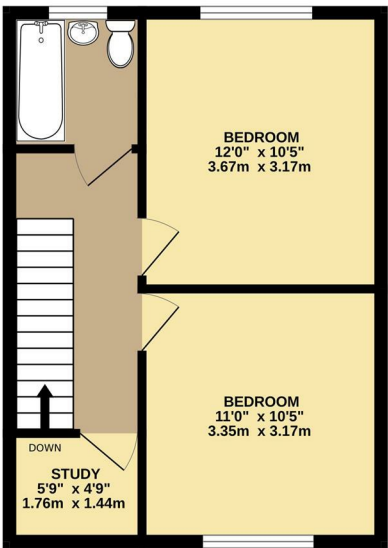


**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

GROUND FLOOR



1ST FLOOR





**Cadman Homes**  
24 Railway Terrace  
Rugby  
Warwickshire  
CV21 3LJ



**Contact**  
01788560905  
[info@cadmanhomes.co.uk](mailto:info@cadmanhomes.co.uk)  
[www.cadmanhomes.co.uk](http://www.cadmanhomes.co.uk)



**Cadman Homes**  
Family Owned, Family Run, Family Values