

42 Cambridge Street
Rugby
CV21 3NQ



Cadman Homes
Family Owned, Family Run, Family Values

42 Cambridge Street

£220,000

Hallway

The hallway is a practical entrance space with neutral carpeting and white walls. It provides access to the reception rooms, with stairs leading up to the first-floor accommodation.

Reception 1 -

At the front of the house, the first reception room offers a bright and inviting space with a bay window that fills the room with natural light. This room flows seamlessly into the second reception room. Both rooms are carpeted in a neutral tone, creating a warm and welcoming environment with fresh white walls and traditional woodwork that complement the space perfectly.

Reception 2 -

The second reception room, situated behind the first, continues to offer a comfortable and versatile living area. It features a window overlooking the garden, enhancing the natural light. The neutral carpet and white walls maintain a fresh and airy feel, making this an ideal space for relaxing or entertaining.

Kitchen -

The kitchen is a practical and well-laid out space, featuring contemporary wood-effect cabinetry with sleek chrome handles. A built-in oven and hob are complemented by a concealed extractor hood, and the worktops provide ample preparation space. The tiled splashbacks add a clean, modern touch alongside neutral walls and flooring. A door leads out to the garden, allowing for natural light and ventilation, and the layout maximises functionality within the galley-style arrangement.

Utility Room

The utility room is a functional space featuring a countertop and a toilet with integrated sink. The neutral wall and floor finishes create a fresh and clean environment. This room also accommodates plumbing and the boiler, making it a practical addition to the home.

Bathroom -

The well-proportioned bathroom features a white suite comprising a bath, separate curved corner shower enclosure, pedestal washbasin and WC. A window allows plenty of natural daylight while providing ventilation. The walls have been finished with Aqua Board panelling, creating a clean and fresh appearance.

Bedroom 1 -

The principal bedroom is a spacious room with neutral carpeting and white walls, benefiting from a window that fills the room with natural light. The simple, uncluttered space allows for flexible furnishing arrangements.

Bedroom 2 -

This second bedroom is a smaller, bright room with neutral carpeting and white walls. A large window allows ample natural light, and the room's understated style provides a calm and restful atmosphere, suitable for a single bedroom, children's room, or study.

Cellar

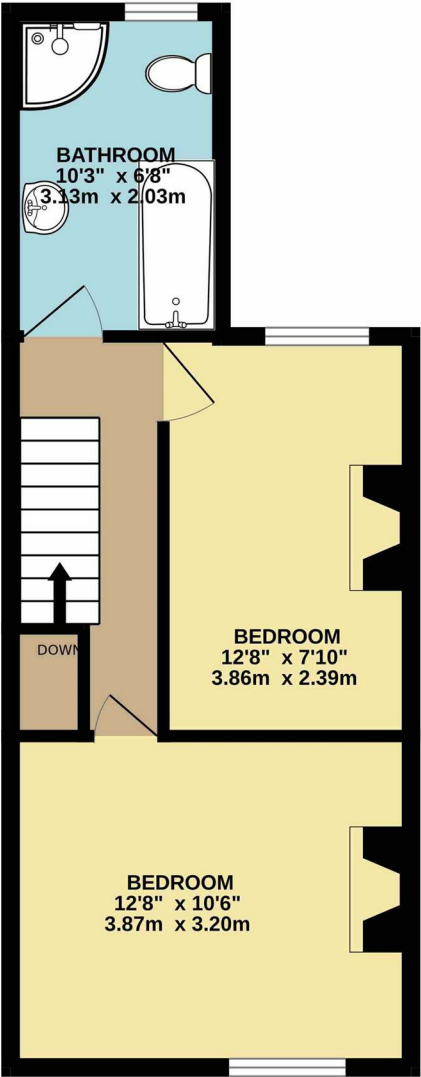
The cellar is a rustic, brick-floored space with painted brick walls and a small window providing some natural light. The bare, utilitarian nature of the room offers potential for storage or conversion subject to planning consent.

Rear Garden

The rear garden is a lengthy 100ft long outdoor space with a paved patio area closest to the house, ideal for seating or al fresco dining. Beyond this, the garden stretches out with mature planting and a fruit tree, bordered by fencing and hedging that provide privacy and a natural backdrop.



1ST FLOOR



Local Authority

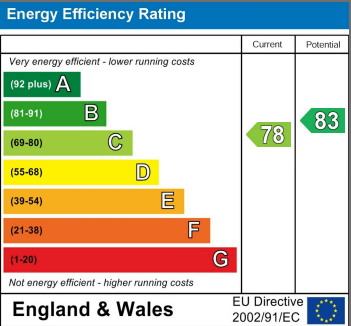
Council Tax Band

A

EPC Rating

C

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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