



16 Cressida Way, Rugby, Warwickshire, CV22 7WH

HOWKINS &  
HARRISON



16 Cressida Way, Rugby,  
Warwickshire, CV2 7WH

Guide Price: £260,000

An attractive two bedroom mid terrace property built by Redrow overlooking open space, in the popular residential area of Cawston, benefitting from off-road parking.

### Features

- Popular residential location
- Two double bedrooms
- Family bathroom
- Galleried landing
- Generous sitting room
- Tastefully decorated in neutral tones
- Enclosed rear garden
- Off-road parking
- Solar panels



## Location

Cawston is ideally placed for commuters and popular with families owing to its ease of access to transport links, regular bus service and wide range of amenities which are located in the heart of Cawston. There is a primary school and a community centre which offers a wide variety of activities and local resident functions. Cawston has plenty of open space for walks including the Cawston Greenway, a former disused railway which has been turned into a nature and butterfly reserve. Primary Schooling is available at Cawston Grange Primary School with further primary schooling at Bilton Junior School and Henry Hinde School, both of which are within walking distance. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. London is accessible through a regular train service from Rugby to Euston which takes just under 50 minutes.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

Enter into a spacious entrance hall with attractive wood panelling to the walls on the ground floor, extending up to the first floor. The open plan kitchen is accessed from the entrance hall and is fitted with tiled flooring and a variety of white high gloss base and wall kitchen cabinets, incorporating numerous drawers with complementing work surfaces over. Integrated appliances include an electric oven, gas hob with stainless steel splashback and cooker hood above, along with a fridge and freezer with space and plumbing for a washing machine. The spacious cloakroom is fitted with a pedestal wash hand basin and WC. To the rear of the property there is a sitting room with window overlooking the rear aspect and a door which provides access.

## First Floor

A galleried landing provides access to the family bathroom, two useful cupboards, ideal for storage, and two double bedrooms one of which overlooks the front aspect, whilst the other overlooks the rear garden. The family bathroom is fitted with a white suite comprising of a panelled bath with shower over, WC and wash hand basin, with tiling to the splash back area and the floor.

## Outside

To the front of the property there is a block paved driveway providing vehicular parking. The rear garden is fully enclosed with close board fencing and a rear gate. The garden is mainly laid to lawn with a sandstone patio and pathway, along with a border planted with flowers and shrubs.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

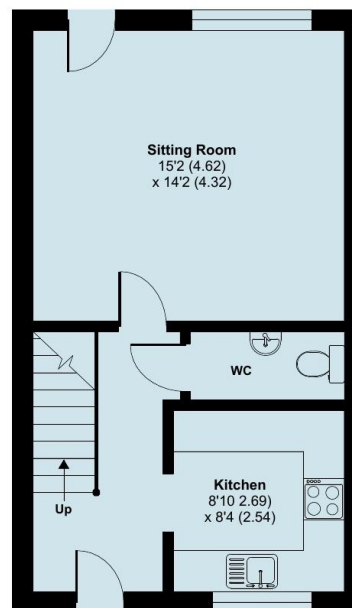
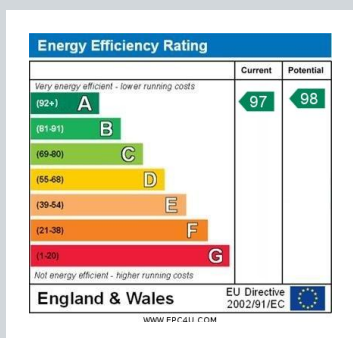
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C

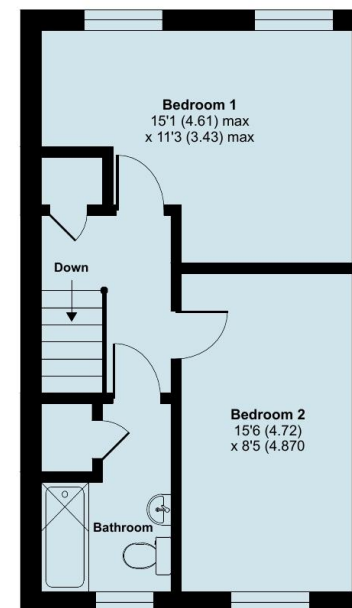


GROUND FLOOR

## Cressida Way, Cawston, Rugby, CV22

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1401685

## Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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