

60 Shakespeare Gardens

Rugby  
Warwickshire  
CV22 6HD



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





## 60 Shakespeare Gardens

£245,000

### Lounge

A bright and welcoming lounge with a large bay window that fills the room with natural light. The room features wood-effect flooring and neutral walls, creating a warm and inviting space perfect for relaxing or entertaining.

### Kitchen

A well-proportioned kitchen fitted with light wood cabinetry and dark countertops. It includes a gas hob and oven, with a window and door providing views and access to the outside. The room is finished with a practical tiled splashback and wood-effect flooring.

### Bedroom One

A spacious double bedroom featuring a large window that offers pleasant views and fills the room with natural light. The room is carpeted in a neutral tone and has cream walls, making it a calm and restful space.

### Bedroom Two

A smaller bedroom with a window overlooking the garden, finished with neutral carpeting and walls. This room would make a comfortable guest bedroom or home office space.

### Bathroom

A bright bathroom fitted with a white suite including a bathtub with a wooden panel, a washbasin, and a toilet. The walls are partly tiled and there is a window that allows natural light to enter.

### Rear Garden

A mature rear garden laid mainly to lawn with a paved path leading to a brick-built outbuilding. The garden is enclosed by fencing and enjoys a private and tranquil atmosphere, ideal for outdoor relaxation or gardening.

## 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.

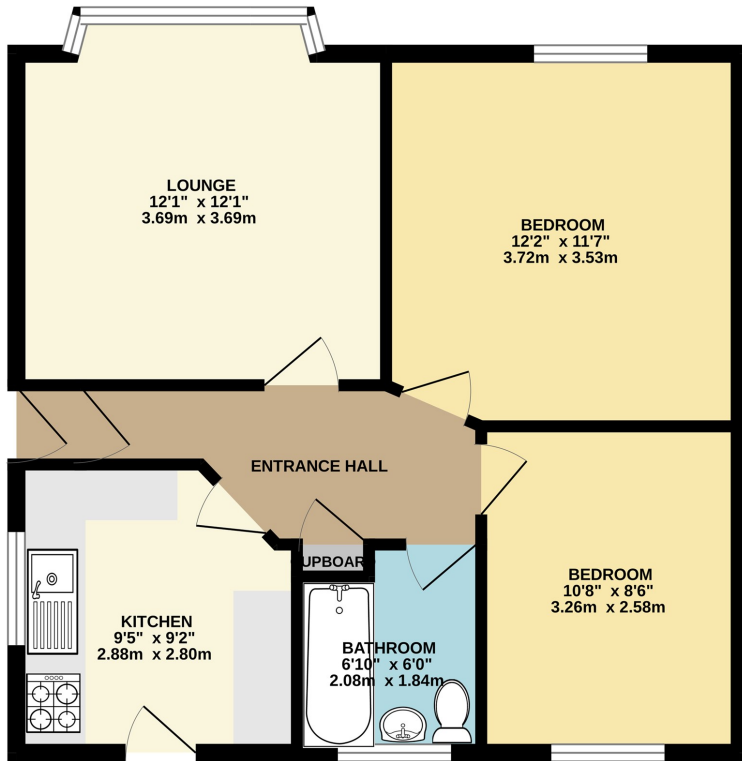
Rugby is also known for its diverse community and serves as an important economic and transport hub in the region. Whether for its contributions to sport, its historic architecture, or its dynamic community, Rugby holds a unique place in both local and national history.

## 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:



GROUND FLOOR

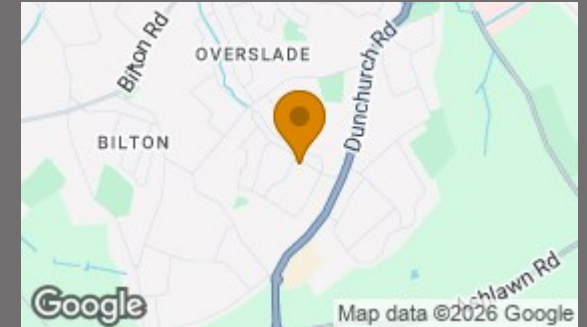
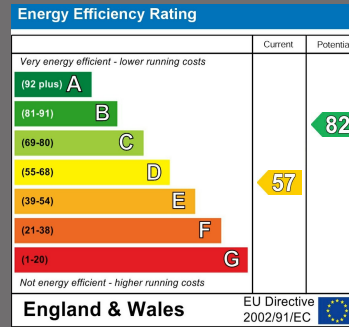


Local Authority  
Council Tax Department

Council Tax Band  
C

EPC Rating  
D

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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