



**EDWARD KNIGHT**  
ESTATE AGENTS

2 CAVENDISH CLOSE, CAWSTON, RUGBY, CV22 7GB

£225,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home with a garage, ideally located in the highly sought-after area of Cawston, Rugby.

Offered to the market with no onward chain, this modern and well-presented property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in a popular and well-connected location with excellent local schooling.

The accommodation comprises a welcoming entrance hall, a convenient ground floor cloakroom/WC, a bright and spacious lounge, and a modern kitchen/dining room with ample storage and access to the rear garden-perfect for family dining and entertaining.

To the first floor are two generous double bedrooms, both featuring built-in wardrobes, along with a modern family bathroom fitted with a three-piece suite and a newly installed shower.

The property further benefits from uPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the year.

Externally, the home enjoys well-maintained front and rear gardens, a private driveway providing off-road parking, and a single garage offering additional parking or storage space.

Situated in the desirable Cawston area, this home is within easy reach of excellent schools, local amenities, and transport links to Rugby town



centre and major road networks.

**Key Features:**

Offered with no onward chain

Two double bedrooms with built-in wardrobes

Modern kitchen/dining room

Spacious lounge

Family bathroom with new shower

Gas central heating and uPVC double glazing

Front and rear gardens

Off-road parking and single garage

Highly sought-after Cawston location with great schooling

Viewing is highly recommended to fully appreciate the quality and location of this superb home.

**ENTRANCE HALL**

5' 6" x 3' 8" (1.68m x 1.12m)

**WC**

4' 8" x 3' 11" (1.42m x 1.19m)

**LOUNGE**

12' 4" x 10' 7" (3.76m x 3.23m)

**KITCHEN/DINER**



13' 11" x 8' 8" (4.24m x 2.64m)

**FIRST FLOOR**

**LANDING**

4' 9" x 3' 10" (1.45m x 1.17m)

**BEDROOM**

11' 9" x 9' 10" (3.58m x 3m)

**BEDROOM**

9' 3" x 8' 7" (2.82m x 2.62m)







#### **BATHROOM**

8' 2" x 4' 11" (2.49m x 1.5m)

#### **LOCATION**

Cawston is a highly sought-after residential area, particularly popular among families and commuters due to its excellent connectivity and well-established community infrastructure. The area offers easy access to major transport links, including convenient road networks and a regular local bus service, making it an ideal base for those needing to commute to nearby towns and cities.

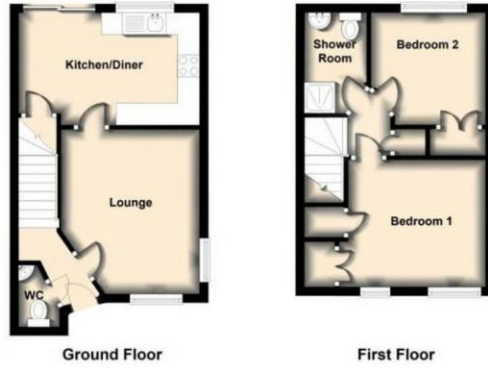


At the heart of Cawston, residents enjoy a wide array of local amenities including shops, cafes, and essential services, all contributing to a vibrant and self-sufficient community. The area is also known for its abundance of green open spaces, providing ample opportunity for outdoor recreation, dog walking, and family activities. Several well-maintained children's play parks are dotted throughout the neighbourhood, enhancing its appeal for young families.

The nearby village of Bilton, within comfortable walking distance, offers an even broader selection of amenities including shops, restaurants, and additional leisure facilities.

Educational provision in Cawston is excellent, with Cawston Grange Primary School serving the immediate area. Further primary education options include Bilton Junior School and Henry Hinde Infant and Junior Schools, all within walking distance. For secondary and independent schooling, the wider Rugby area offers an impressive selection of both state and private

institutions. These include the highly regarded Rugby High School for Girls, Lawrence Sheriff School, Bilton Grange Preparatory School, Princethorpe College, and the prestigious Rugby School—one of the most renowned independent schools in the UK.



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