

6 Avenue Road
Rugby
Warwickshire
CV21 2JW



Cadman Homes
Family Owned, Family Run, Family Values

6 Avenue Road

£185,000

Living Room:

The living room is inviting and bright, featuring a large bay window that lets in plenty of natural light. Its neutral décor and dark carpeting provide a calm and comfortable atmosphere. The fireplace recess adds character, while a modern vertical radiator offers efficient heating. This room serves as a pleasant space to relax or entertain guests.

Dining Room:

This reception room continues the neutral theme with dark carpet flooring and white walls, creating a versatile space. It has a fireplace recess and a window allowing for natural daylight. The room's layout connects smoothly to the kitchen, making it practical for everyday living and socialising.

Kitchen:

The kitchen is efficiently laid out with a straightforward galley style, featuring wood affect worktops that contrast with the cream cabinetry. Tiled flooring and white tiled walls create a clean and practical environment. There is a stainless steel sink beneath a window, offering a view outside while preparing meals. The kitchen opens into the reception area, making it easy to move between cooking and living spaces.

Bedroom 1:

This bedroom is a calm and spacious room with ample natural light coming through a large window. The dark carpeting and white walls create a simple and relaxing environment, suitable for restful sleep and personal retreat.

Bathroom:

The bathroom features a classic suite including a bathtub with a glass shower screen, a pedestal sink, and a toilet. The walls are partially tiled with patterned tiles adding a subtle decorative touch. A window allows natural light and ventilation, while the light flooring complements the clean, fresh feel of the space.

Bedroom 2:

This smaller bedroom benefits from natural light through a window and is presented with neutral walls and dark carpeting. It offers a cosy, practical sleeping area or could be used as a home office or study space if desired.

Rear Garden

The rear garden is an enclosed outdoor space with a paved patio area leading onto a lawn bordered by wooden fencing. It offers a private and secure garden suitable for outdoor relaxation or gardening activities.

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.

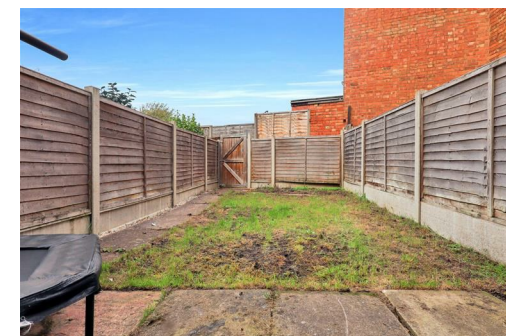
One of the town's most iconic landmarks is Rugby School, founded in 1567, which gained international fame thanks to the legend of William Webb Ellis—said to have invented the game of rugby by picking up a football and running with it during a match in 1823. Today, the school continues to play a central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

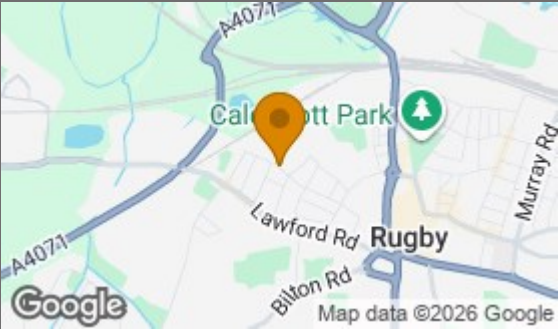
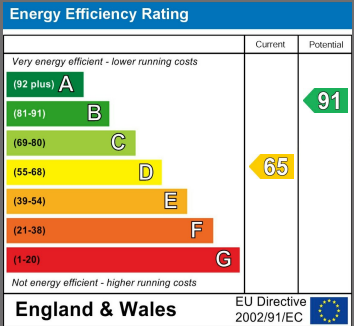


Local Authority
Council Tax Department

Council Tax Band
A

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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