

48 Victoria Avenue

Rugby
CV21 2BZ



Cadman Homes
Family Owned, Family Run, Family Values



48 Victoria Avenue

£185,000

Living Room

This welcoming living room offers a bright and airy space with ample natural light streaming through the front window. Its neutral décor and carpeted flooring provide a versatile backdrop perfect for relaxation or entertaining guests. The front door opens directly into this room, creating a warm and inviting entrance to the home.

Dining Room

Spacious and well-proportioned, the dining room provides a comfortable setting for family meals and social gatherings. A window at the rear allows daylight to brighten the room, which connects directly to both the living room and kitchen, enabling easy flow through the ground floor. The neutral tones and carpeted floor continue here, offering a calm and adaptable living space.

Kitchen

The kitchen features a practical galley layout with wood-effect cabinetry and contrasting green and white tiled splashbacks that add a touch of character. The tiled floor is easy to maintain, and there is ample worktop space along both sides, including integrated appliances such as a gas hob and oven. A door at the rear provides access to the garden, ensuring convenience and a good flow of fresh air.

Bathroom

The bathroom presents a clean and functional space with tiled walls and flooring around the bath and shower area. It is equipped with a bath fitted with an overhead shower, complemented by a window that provides natural light and ventilation.

WC

Adjacent to the bathroom, the separate WC features a small window, a pedestal sink, and a toilet. The pale green panelling adds a subtle decorative touch, while the neutral tiles on the floor ensure easy cleaning and maintenance.

Bedroom 1

This first bedroom offers a comfortable double space with a large window overlooking the front. The neutral walls and carpeted flooring create a pleasant and restful atmosphere, ideal for a peaceful night's sleep or quiet retreat.

Bedroom 2

The second bedroom is also a good-sized double, featuring a window that lets in natural light. Neutral décor and carpeted floors maintain a calm and versatile environment, suitable for a variety of furnishings and personal touches.

Rear Garden

The rear garden is paved and enclosed by brick walls, creating a private and low-maintenance outdoor space. It is ideal for outdoor seating, pot plants, or a small barbecue area, offering a peaceful spot to enjoy fresh air and sunshine.

Garage

A single garage with a white up-and-over door offers secure parking or useful storage space, located to the rear of the property and accessible via a nearby alleyway.

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

Local Authority

Council Tax Band

A

EPC Rating

D

Directions

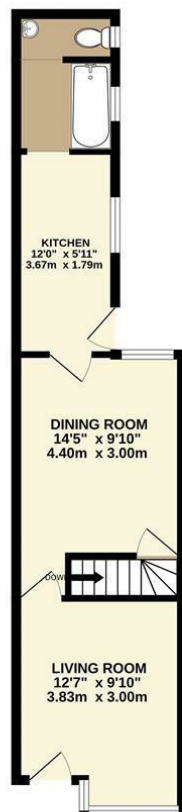
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

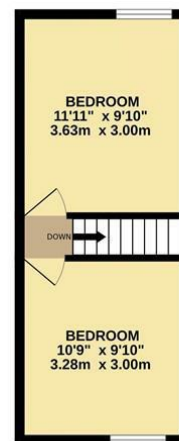


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cadman Homes
24 Railway Terrace
Rugby
Warwickshire
CV21 3LJ



Contact

01788560905

info@cadmanhomes.co.uk

www.cadmanhomes.co.uk



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