14 Ruskin Close

Hillside

Rugby

CV22 5RU

Cadman Homes

Family Owned, Family Run, Family Values

14 Ruskin Close

£345,000

Living Room
The living room is a spacious area measuring 5.29 by 4.64 metres, featuring two large windows that allow plenty of natural light to fill the room. Highlighted by a brick fireplace with a mantelpiece, the space is warmed by a wood-effect floor, creating a comfortable and inviting atmosphere for relaxing or entertaining.

Kitchen
This kitchen benefits from a practical layout with ample cabinetry in a clean white finish and dark work surfaces. It features a window above the sink for natural light and tiled flooring that contrasts with the cabinetry. Appliances include a washing machine and oven, and the kitchen connects directly to the dining room, allowing for convenient meal preparation and serving.

Dining Room
The dining room extends from the kitchen and opens into the conservatory. It measures 4.07 by 2.57 metres and offers a versatile space for dining or additional seating. The room has a wood-effect floor consistent with the living room and is brightened by natural light from the adjoining conservatory.

Conservatory
The conservatory is a charming addition measuring 3.54 by 2.57 metres, with glass doors leading out to the rear garden. It offers a lovely space to enjoy views of the garden and natural daylight, perfect for relaxing or informal dining.

Bedroom 1
Bedroom 1 is a comfortable double room measuring 3.72 by 2.51 metres. It is naturally lit by a window and has neutral décor with soft carpeting underfoot, providing a peaceful space for rest and relaxation.

Bedroom 2
Bedroom 2 is another well-proportioned room measuring 3.78 by 2.73 metres. It enjoys ample natural light from a sizeable window and offers a neutral carpeted floor, suitable for use as a bedroom or flexible living space.

Bedroom 3
Bedroom 3 is a square-shaped room with measurements of 2.78 by 2.78 metres. It is neutrally decorated with carpet flooring and a window to the exterior, suitable as a bedroom or home office.

Bedroom 4
Bedroom 4, measuring 3.16 by 2.57 metres, is a versatile room with a window allowing natural daylight to filter in. It has a neutral décor with carpeted flooring, making it ideal as a bedroom, study or guest room.

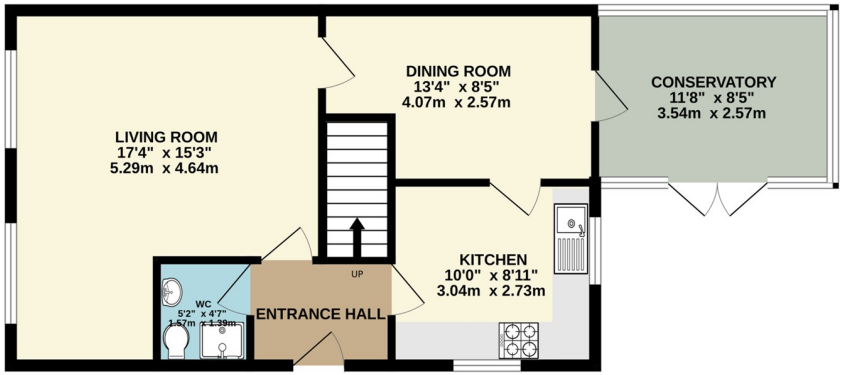
Bathroom
The bathroom offers a practical layout with a white suite comprising a bathtub, toilet and pedestal wash basin. It features a window that provides natural light, tiled splashbacks and wood-effect flooring for a clean and fresh appearance.

Rear Garden
The rear garden is an attractive outdoor space with a neatly maintained lawn bordered by mature shrubs and fencing for privacy. It offers a pleasant area for outdoor activities and relaxing in a tranquil setting.

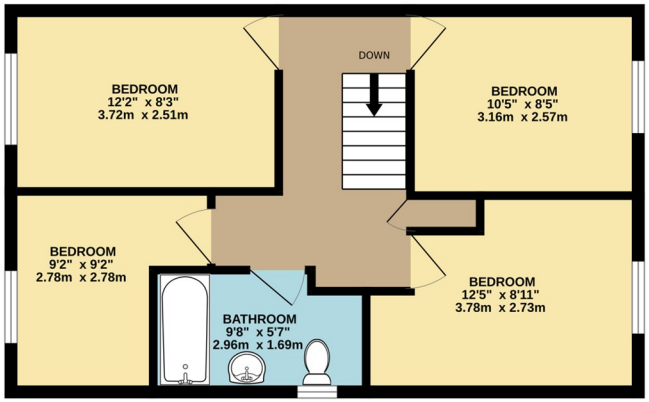
Rugby Town Overview
Rugby is a historic market town located in the county of Warwickshire, England. Best known as the birthplace of the sport of rugby football, the town is steeped in heritage and character. It lies on the eastern edge of Warwickshire, near the borders of Northamptonshire and Leicestershire, 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
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



Local Authority

Council Tax Department

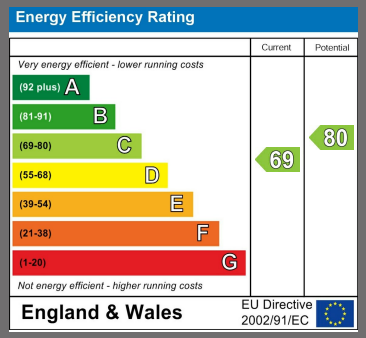
Council Tax Band

D

EPC Rating

C

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

Contact

01788560905

info@cadmanhomes.co.uk

www.cadmanhomes.co.uk

Cadman Homes

24 Railway Terrace

Rugby

Warwickshire

CV21 3LJ

Cadman Homes

Family Owned, Family Run, Family Values