

72 Cambridge Street  
Rugby  
Warwickshire  
CV21 3NH



# 72 Cambridge Street

## £200,000

### Lounge

This welcoming lounge features a charming fireplace with a decorative tile surround, creating a cosy focal point. The room is brightened by a large front-facing window and complemented by neutral carpeting and soft grey walls, offering a calm and comfortable living space. A doorway leads seamlessly into the adjacent dining room, enhancing the flow between the two areas.

### Dining Room

The dining room offers a lovely space to enjoy meals, featuring a classic black fireplace with a decorative tiled hearth that adds character and charm. The room is connected to both the lounge and kitchen, with plenty of natural light flowing through. Neutral tones and tasteful details give the room an inviting atmosphere, perfect for family dining or entertaining guests.

### Kitchen

Compact yet thoughtfully designed, the kitchen provides efficient workspace with black countertops and a white subway tile splashback. It includes modern appliances and cabinetry in a two-tone finish. A useful side window allows natural light to brighten the space, while patterned floor tiles add a touch of style. The kitchen connects to the dining room and has access to the rear garden.

### Bathroom

The bathroom features a classic freestanding bath with a traditional style mixer tap and overhead shower. Walls are tiled with white subway tiles, creating a clean and fresh look. The space includes a pedestal basin and toilet, with two frosted windows providing privacy and natural light. Underfoot, patterned floor tiles offer a charming contrast to the crisp white walls.

### Bedroom 1

Bedroom 1 is a comfortable double room with a traditional fireplace adding a touch of character and period charm. This peaceful retreat is neutrally decorated with soft grey walls and carpeting, enhanced by a large window that lets in plenty of natural light, creating a bright and airy atmosphere.

### Bedroom 2

Bedroom 2 is a cosy room with neutral tones and carpeted flooring. A window faces the exterior, flooding the space with natural light. The room benefits from a built-in cupboard for added storage, making it a versatile space for sleeping or working from home.

### Rear Garden

The rear garden provides a private outdoor space featuring a combination of decking, paved pathways, and gravel areas. High wooden fencing surrounds the garden, ensuring seclusion. There is space for outdoor seating and planting beds, creating an inviting and manageable garden perfect for relaxing or entertaining in the warmer months.

### 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

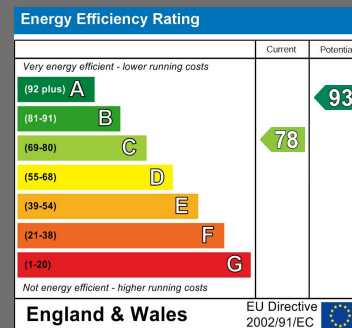


**Local Authority**  
Council Tax Department

**Council Tax Band**  
A

**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

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