

17 Windsor Street  
Rugby  
CV21 3NZ



**Cadman Homes**  
Family Owned, Family Run, Family Values

# 17 Windsor Street

## £210,000

### Property Details

Nestled off the Clifton Road, this Victorian terraced property captures the charm of a bygone era while offering modern conveniences. As you step inside, you are greeted by an inviting entrance hall that leads you into a spacious open-plan lounge and dining room. The bay window allowing streams of natural light to illuminate the welcoming space.

At the rear of the home, a well-appointed kitchen awaits, complete with a separate utility room and laundry room, providing a functional layout for daily living.

Venturing to the first floor, you will discover three generously sized bedrooms, two of which boast delightful cast iron feature fireplaces, adding a touch of vintage charm to the atmosphere. Completing this floor is a convenient shower room and a separate W/C, ideal for family living.

This property further benefits from efficient gas central heating and a quaint rear garden, perfect for relaxing. It is being offered for sale with no upper chain, allowing for a smooth purchase process.

Additionally, the presence of fire doors and emergency lighting makes this residence particularly suited for rental purposes, ensuring safety and peace of mind.

EPC Rate: D

Council Tax Band: B

### \*\*Rugby Overview\*\*

Rugby's economy is primarily industrial and focused on distribution. The town has a rich engineering heritage, particularly in the production of gas and steam turbines by GEC and AEI, with AEI formerly known as British Thomson-Houston (BTH). These companies historically dominated employment in Rugby and have since merged to form Alstom. Engineering remains the most important sector in the town.

### \*\*Retail Expansion\*\*

Rugby has seen the development of three new retail parks:

- **\*\*Elliot's Field\*\***, which focuses on leisure and fashion,
- **\*\*Junction One\*\***, featuring a nine-screen cinema, various shops, and fast food outlets, and **\*\*Technology Drive\*\***, primarily home stores and DIY retailers.

### \*\*Educational Institutions\*\*

Rugby boasts several excellent schools, including:

- Lawrence Sheriff School (a boys grammar school),
- Ashlawn School (which has received top ratings from OFSTED),
- Rugby High School (a girls grammar school)
- The prestigious Rugby School, recognized as the birthplace of the modern game of rugby.

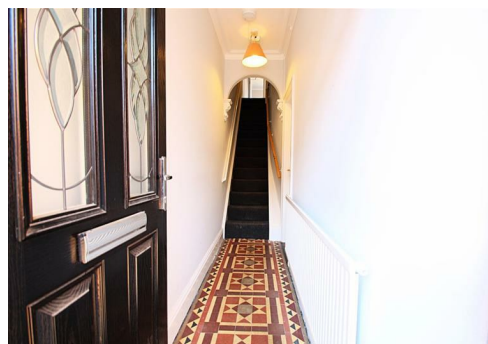
### \*\*Historical Significance and Tourism\*\*

Rugby is credited with inspiring the modern Olympic Games and contributing to the inventions of the laser, hologram, and jet engine. The town enjoys a growing tourism economy, aided by increased marketing efforts from the council and other partners, making it one of the fastest-growing locations in the West Midlands.

Rugby is conveniently located, with London just 54 minutes away by non-stop train. It has excellent access to major roads, including the M1, M6, A5, A45, and A46, as well as DIRFT.

### \*\*About the Agent\*\*

Viewings are strictly by appointment through our sole agents, Cadman Homes. We are a local, family-owned estate and letting agency covering Rugby, Lutterworth, Coventry, and Leamington. If you are unsure about your home's value or haven't yet chosen an agent to sell or let your property, we are here to assist you. For valuations, mortgages, conveyancing, and more, please contact our local office.





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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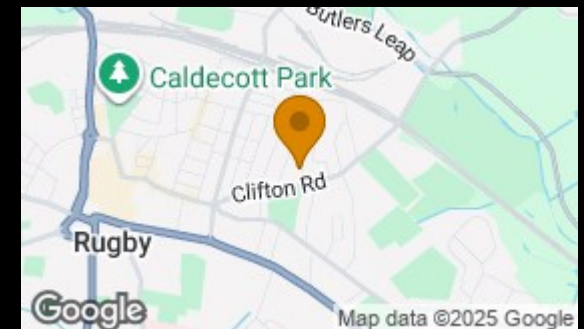
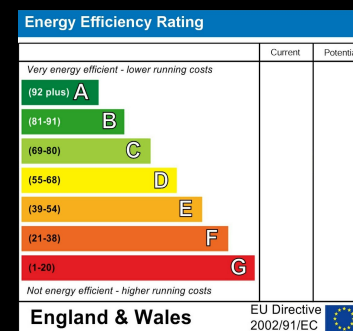
Local Authority

Council Tax Band

B

EPC Rating

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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