31 Sissinghurst Close

Bilton

Rugby

CV22 7ED









Cadman Homes

Family Owned, Family Run, Family Values







31 Sissinghurst Close

£180,000

Hallway
The entrance hall welcomes you with its warm wood-effect flooring and neutral walls, leading naturally to the staircase and providing access through to the kitchen and lounge/diner. The space feels open and practical.

Lounge/Diner
The lounge/diner is a delightful dual-aspect room featuring glazed double doors that open onto the garden, allowing plenty of natural light to fill the space. It offers ample room for both seating and dining arrangements, with wood-effect flooring and pale walls creating a fresh and inviting atmosphere. The room connects seamlessly with the hallway and has a cosy, relaxed feel.

Kitchen
The kitchen is a practical space fitted with natural cabinets and black countertops along two walls, incorporating essential appliances.. The window next to the sink provides natural light and views to the outside, while the tiled floor adds a durable and easy-to-clean finish. There is just enough room for a small breakfast table or seating area.

WC
The ground-floor WC is a compact, neatly presented space with modern fittings including a white toilet and pedestal sink.

Landing
At the top of the stairs, the landing provides access to the bedrooms and bathroom. It is carpeted in a neutral grey and has a simple, bright décor, offering a practical transition space with plenty of natural light.

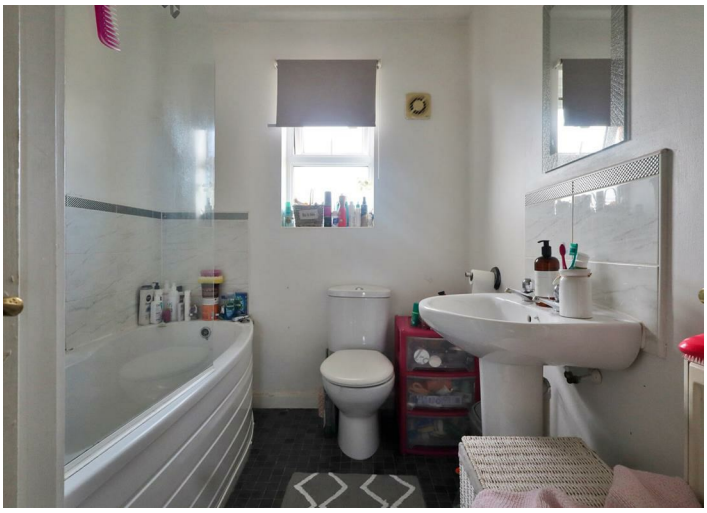
Bedroom 1
Bedroom 1 is a generous double room with soft grey carpeting and walls painted in a calming muted shade. The room is well-lit by a window overlooking the front of the property, offering ample space for bedroom furniture while maintaining a tranquil atmosphere.

Bedroom 2
Bedroom 2 is a smaller room with neutral walls, providing a cosy and practical sleeping space. A window overlooks the rear garden, bringing in natural light and a pleasant outlook.

Bathroom
The bathroom is fitted with a white three-piece suite including a bath with a shower over, a pedestal sink, and a toilet. A window to the rear offers natural light and ventilation. The room is finished with tiled walls and flooring in neutral tones, combining practicality with a fresh, clean feel.









Rear Garden

The rear garden is a private outdoor space enclosed by wooden fencing, featuring a paved patio area directly outside the property that leads to a gravelled section. It is a manageable garden with scope to personalise.

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:

* TWO BEDROOM TERRACED

* LOUNGE/DINER

* GROUND FLOOR W/C

* KITCHEN WITH BUILT IN OVEN & HOB

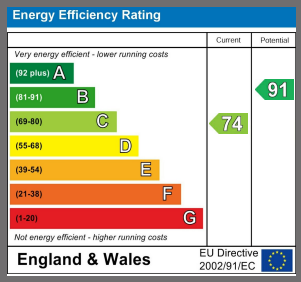
* SPACIOUS MASTER BEDROOM

* FAMILY BATHROOM

* GAS CENTRAL HEATING

* DOUBLE GLAZED

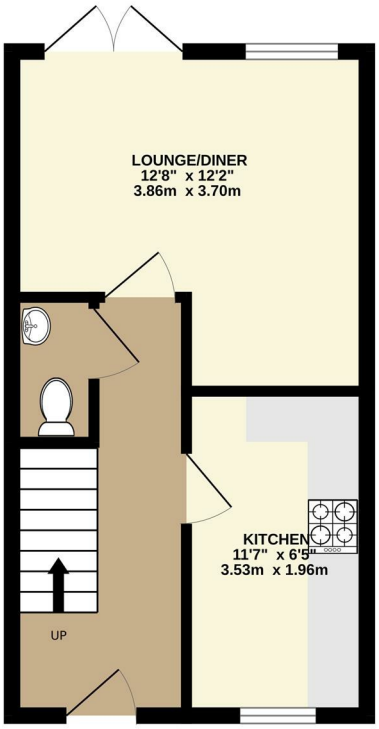
* OFF ROAD PARKING



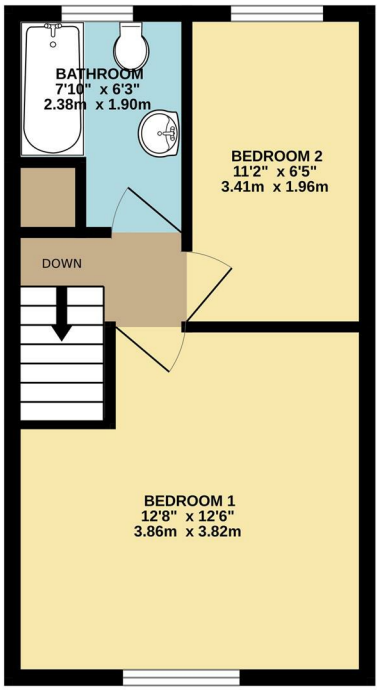


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

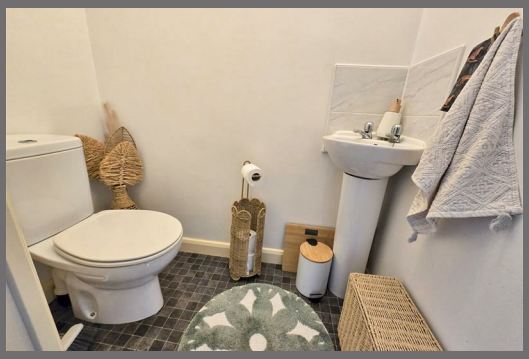
GROUND FLOOR



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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