

38A Rowland Street
Rugby
Warwickshire
CV21 2BN



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£775 Per Month

Lounge/Diner

At the front of the property, the lounge offers a bright and spacious setting ideal for both relaxing and entertaining. It features a large bay window that fills the room with natural light and enhances the sense of space, complemented by neutral walls and wood effect flooring for a fresh, welcoming feel.

Kitchen/Diner

This generously sized kitchen/diner is fitted with a modern range of high gloss cabinets topped with dark work surfaces, creating a clean and contemporary look. The space benefits from a bay window that introduces ample daylight, while the layout allows for comfortable dining and cooking. The kitchen includes an integrated oven and a stainless steel sink, with a door leading to a rear WC, completing the practical arrangement.

Bedroom

This spacious bedroom is carpeted for comfort and features a large bay window that brings in plenty of natural light, creating a bright and airy atmosphere. The simple, neutral decor provides a peaceful backdrop, making it easy to personalise and relax in this restful space.

Bedroom 2

A second bedroom, carpeted and neutrally decorated, offers a peaceful retreat with a sizeable window that allows good natural light to enter. Its shape and size provide flexibility for use as a guest bedroom, home office, or children's room.

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:

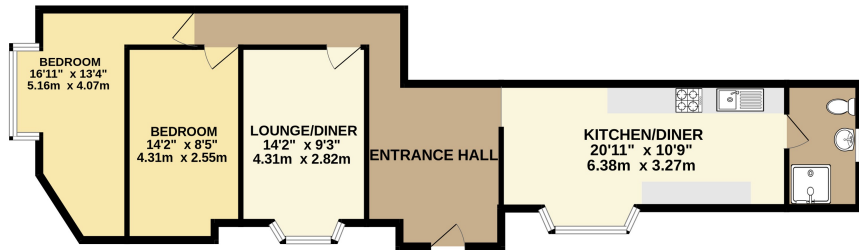
Important Information (Legal Aspects)

To secure a property, a holding fee equivalent to one week's rent is required. This amount will be deducted from your first month's rent upon moving in. Once the holding fee is paid, the property will be removed from the market while references are processed. You must take possession of the property within 14 days unless otherwise agreed. Please note that the holding fee is non-refundable in the following circumstances:

- If you provided false information that results in a failed credit check (such as having County Court Judgements, an IVA, or a bankruptcy),
- If any information you supplied is incorrect, or



GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



Local Authority
Council Tax Department

Council Tax Band
A

EPC Rating
D

Directions

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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



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Cadman Homes
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