16 Old Works Court Little Pennington Street

Rugby

CV21 2BA

Cadman Homes

Family Owned, Family Run, Family Values

16 Old Works Court Little Pennington Street

£84,000

Section 106

The property is to be sold in perpetuity at 70% of market value, following a valuation by two surveyors. The section 106 officer at Rugby Borough Council will then assess suitable candidates who have a HOUSING NEED and a LOCAL CONNECTION. Because of this, the property is NOT for an investment purchase.

Hallway

A hallway connecting all rooms on the floor, offering access to the lounge, kitchen, bedroom, study, and bathroom. It is a simple, functional space that helps organise the flow of the property.

Lounge

This lounge offers a bright and spacious area with two windows allowing natural light to fill the room. It features dark wood flooring and a textured grey accent wall, creating a modern and comfortable living space. The room flows into a compact kitchen area.

Kitchen

The kitchen is fitted with a range of matching light wood-effect wall and base units, complemented by dark granite-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven with four-ring gas hob and extractor, while there is also space and plumbing for a washing machine. A stainless-steel sink with mixer tap is positioned beneath the rear-facing window, providing plenty of natural light. The kitchen offers excellent storage and preparation space, with additional shelving and useful worktop areas. Dark wood-effect flooring completes the room.

Bedroom

A cosy bedroom featuring two windows allowing ample natural light. The walls are painted in a soft neutral tone, complementing the darker wood flooring for a warm and inviting atmosphere. The room is spacious enough to accommodate additional furniture, such as drawers and bedside tables, creating a restful space.

Bathroom

This bathroom is fully aqua boarded creating a clean, contemporary look. It includes a white toilet, a modern vanity unit with a basin, and a bathtub with a shower overhead. A heated towel radiator in black adds a stylish yet practical feature, with a window providing ventilation.

Study

A practical and well-lit study room with dark wood flooring and a large window. The room is suitable space for work or study.

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.

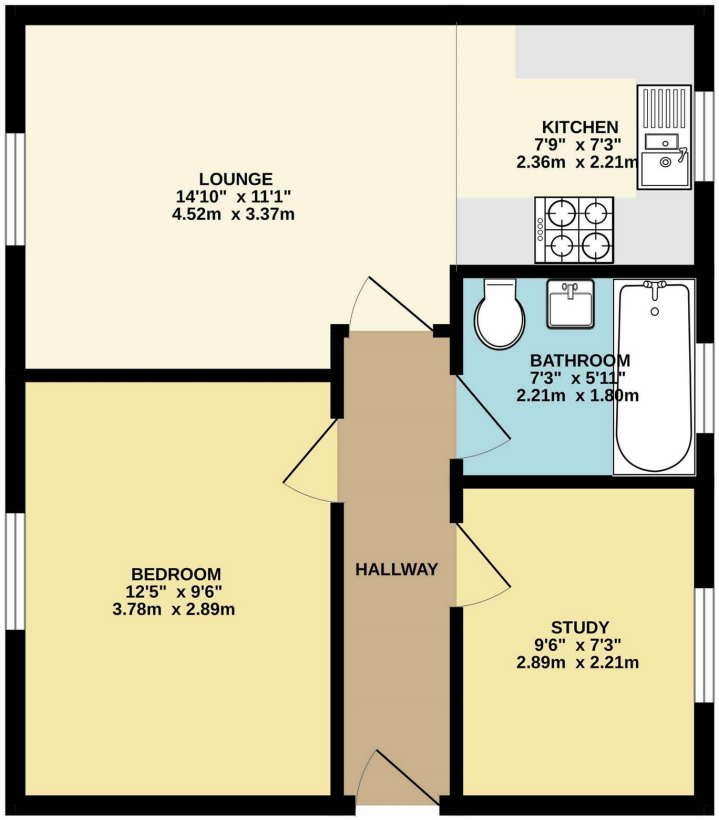
Beyond its sporting legacy, Rugby has a rich industrial history, particularly in engineering and railways, and it grew significantly during the 19th century. Modern Rugby combines its heritage with a vibrant town centre, green open spaces like Caldecott Park, and a range of amenities and cultural offerings.

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

2ND FLOOR



Local Authority

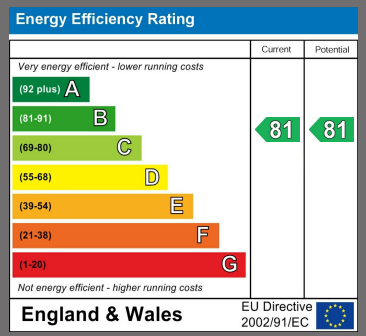
Council Tax Band

A

EPC Rating

B

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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