**Viaduct Close, Rugby, Warwickshire**
**Guide Price £235,000**

crowhurst gale

# Viaduct Close, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to present to market this well presented two bedroom semi detached house. The property is located in a quiet cul de sac location with easy access to Rugby Town Centre , Railway Station and local amenities. The property further benefits from gas central heating, double glazing, kitchen / dining room, separate lounge, ground floor W/C, two double bedrooms, first floor bathroom, enclosed rear garden ,parking for two vehicles. Viewing Highly recommended.

**Frontage**
Parking for two cars.

**Entrance Hall**
Door to:

**Ground Floor WC**
Toilet and washbasin.

**Lounge 14'1" x 13'1" (4.30 x 4.00)**
Window to front. Understairs cupboard. Stair to first floor Landing. Door to:

**Kitchen/Dining Room 14'2" x 8'1" (4.32 x 2.47 )**
Fitted kitchen with storage units and space for white goods and appliances. Window and door to rear garden.

**First Floor Landing**
Doors to:

**Bedroom One 11'5" x 10'9" (3.49 x 3.30 )**
Over stairs storage cupboard. Two windows to front.

**Bedroom Two 9'9" x 7'11" (2.99 x 2.42)**
Window to rear.

**Bathroom**
Panelled bath with shower fitted over. Toilet and washbasin.

**Rear Garden**
Mainly laid to lawn with a paved patio area and pathway leading to a summer house.

**Market Appraisal**
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

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**Conveyancing Services**
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

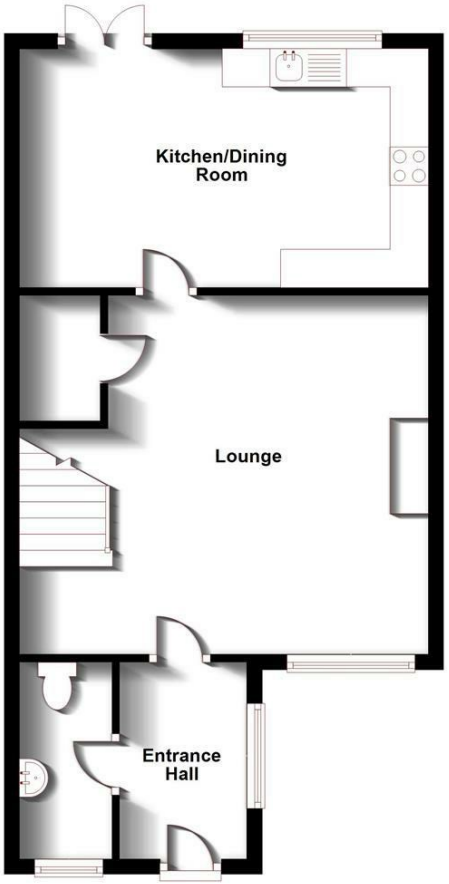
**Tax Band**
Tax Band: B

**Tenure**
Freehold

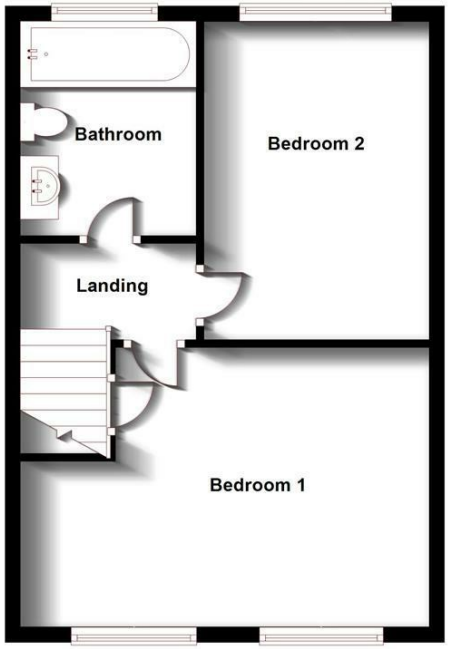
**Local Authority**
Rugby Borough Council

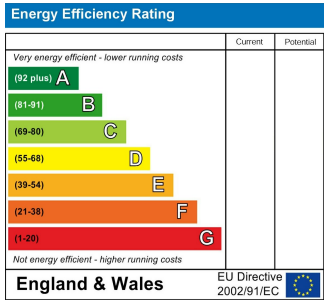
**Viewing**
By appointment only through Crowhurst Gale Estate Agents
01788 522266

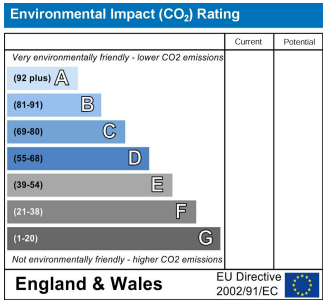
## Ground Floor




## First Floor



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