



**Viaduct Close, Rugby, Warwickshire**  
**Guide Price £230,000**



# 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 and driveway with parking for two vehicles. Viewing Highley recommended. NO CHAIN

## Entrance Hall

Enter via front door into hallway, Upvc double glazed window to side aspect, radiator, doors W/C and Lounge.

## Lounge 14'1" x 13'3" max (4.31 x 4.04 max)

Upvc double glazed window to front aspect, two radiators, feature fireplace with electric fire, under stairs storage cupboard and stairs rising off, door to kitchen / dining room.

## Kitchen / Dining Room 14'2" x 8'1" (4.33 x 2.48)

Upvc double glazed window to rear aspect, upvc double glazed French doors to rear aspect, radiator, range of base and eye level units, built in oven and hob with extractor hood over, stainless steel sink unit with mixer tap and drainer, tiled splash backs, space for washing machine, space for fridge / freezer, wall mounted boiler.

## W/C

Upvc double glazed window to front aspect, radiator, low level w/c, vanity style sink unit with mixer tap, tiled splash backs.



### Landing

Upvc double glazed window to side aspect ,doors to rooms

### Bedroom One 11'5" x 10'10" maxing out to 14'2" (3.49 x 3.31 maxing out to 4.32 )

Two upvc double glazed windows to front aspect , radiator, airing cupboard housing water tank with shelving and loft access.

### Bedroom Two 8'0" x 10'0" (2.44 x 3.05)

Upvc double glazed window to rear access, radiator.

### Bathroom 6'8" x 5'11" (2.05 x 1.82)

Upvc double glazed window to rear aspect, radiator, panelled bath with shower over and shower screen, tiled area, vanity style sink unit with mixer tap and tiled splash back area.

### Outside property

To the front of the property there is a small gravelled area with pots, to the side of the property there is a driveway with parking for two vehicles and access via a wooden gate to rear enclosed garden, there are two patios a gravelled area with shrubs and an outside tap.

### 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 Mortgage and Financial Services Ltd can offer 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.

### 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.

### Local Authority

Rugby Borough Council

### Tax Band

B

### Tenure

Freehold

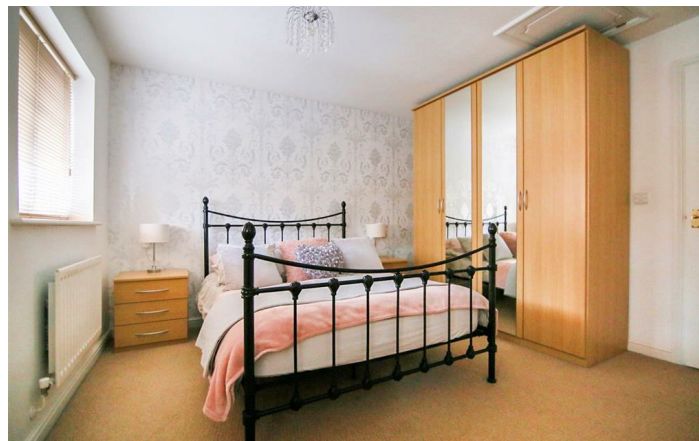
### Directions For Sat Nav

CV21 3FD

### Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

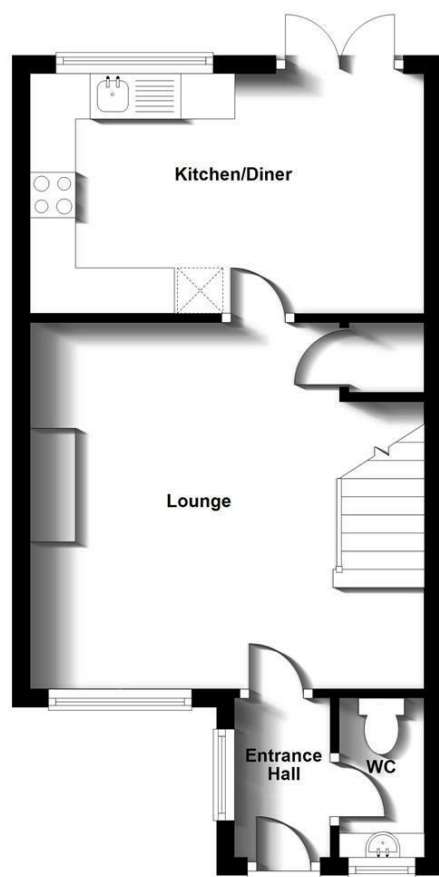
### AGENTS NOTES



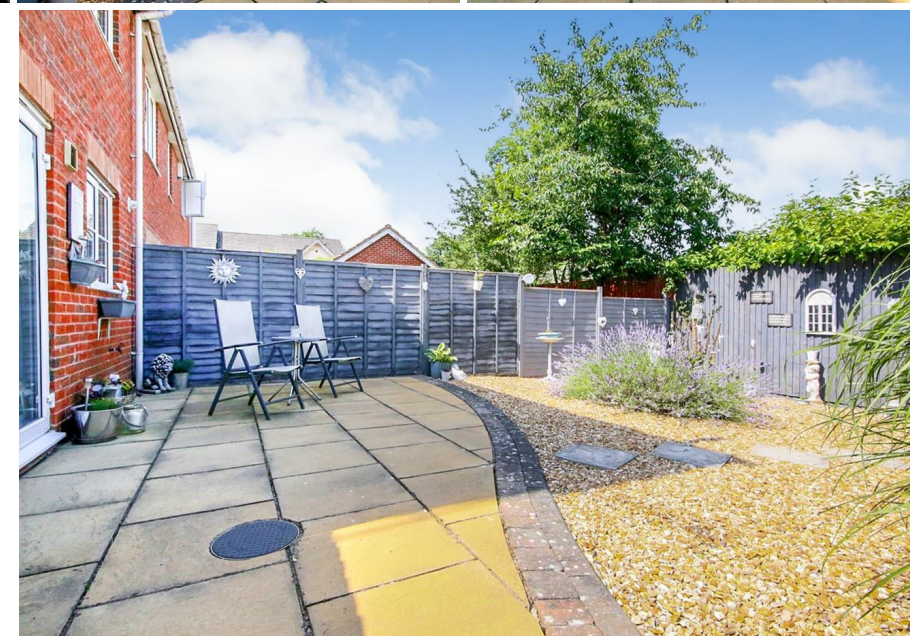
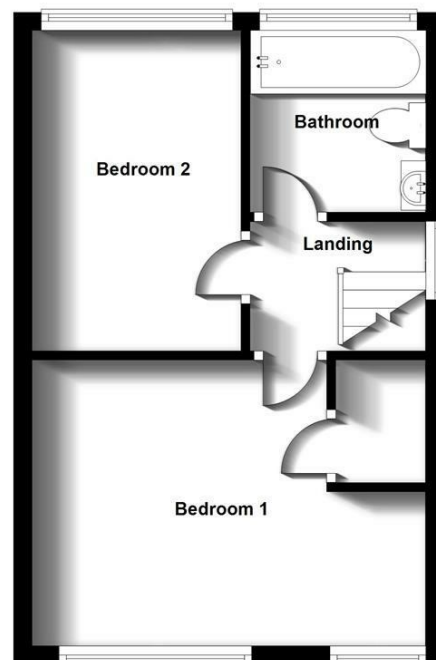
We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is an employee of Crowhurst Gale Estate Agents and is therefore a 'connected person' as defined by that Act.



**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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