



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



# 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 ,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.

### 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.

### 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

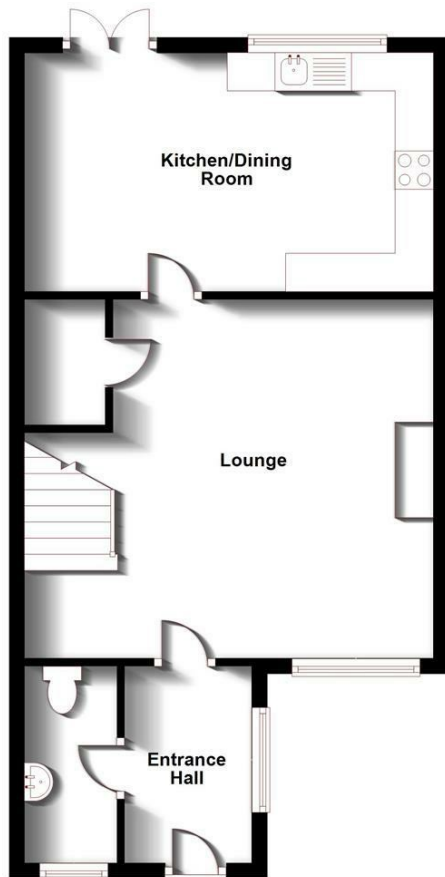
Rugby Borough Council

### Viewing

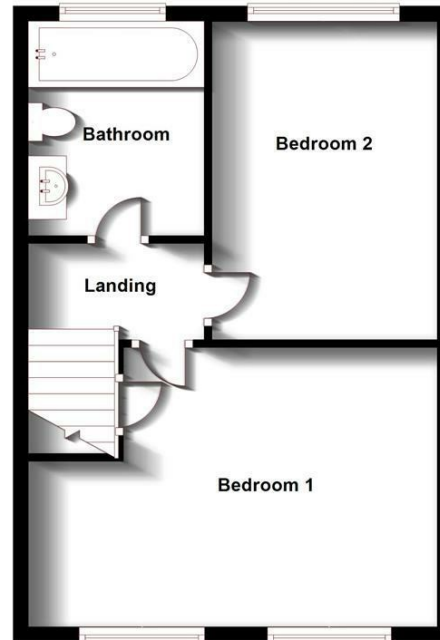
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

