



67 VIADUCT CLOSE

Guide Price £250,000 Freehold

CLIFTON LINKS  
RUGBY  
WARWICKSHIRE  
CV21 3FD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached property which is located at the end of a quiet cul-de-sac in the popular residential area of Clifton Links, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available in the nearby village of Clifton-upon-Dunsmore to include a convenience store, hair & beauty salon, village church, public house/restaurant and Clifton-upon-Dunsmore Church of England Primary School which has an outstanding Ofsted rating. Rugby town centre provides a wider range of amenities, including independent and high street shops, supermarkets, restaurants, pubs, takeaways, and cultural facilities such as a public library and churches of several denominations.

For commuters, Rugby railway station operates a regular intercity services to Birmingham New Street and London Euston in under an hour and there is excellent access to the M1, M6, A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance hall with door off to the ground floor cloakroom/w.c. and lounge which has a feature fireplace with inset gas fire and stairs rising to the first floor landing. The kitchen/dining room has a for ring gas hob with oven beneath and extractor over, space and plumbing for an automatic washing machine, space for upright fridge/freezer and a useful under stairs storage cupboard. The conservatory is accessed off the dining area via French doors and has further French doors opening out onto the rear garden.

To the first floor, the landing has doors off to two double bedrooms, a further single bedroom and the part tiled family bathroom which is fitted with a three piece white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is off road parking for two vehicles. The generously sized rear garden is enclosed by timber fencing to the boundaries, has a patio area to the immediate rear and steps rising up to the lawned area.

Early viewing is highly recommended to avoid disappoint and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 65 m² (699 ft²).

AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx  
What3Words: ///sticky.visa.risky

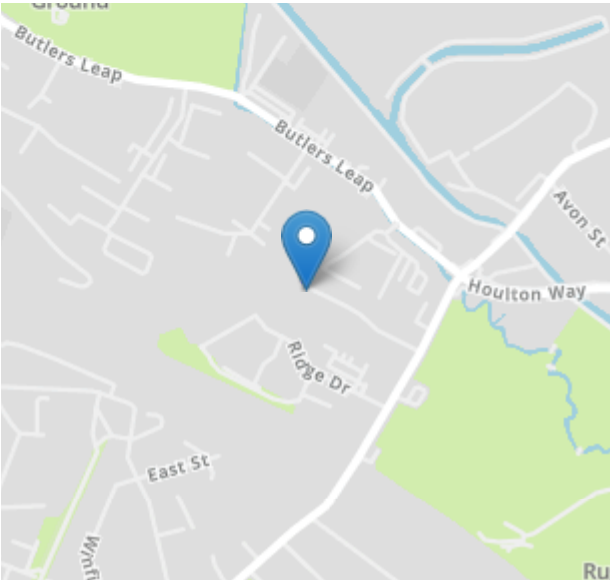
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Three Bedroom Semi Detached Property**
- **Quiet Cul-de-Sac in Popular Residential Location**
- **Lounge with Feature Fireplace and Conservatory**
- **Kitchen/Dining Room with Oven and Hob**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden and Off Road Parking**
- **Early Viewing is Highly Recommended and No Onward Chain**



ROOM DIMENSIONS

Ground Floor

- Entrance Hall**  
6' 6" x 3' 0" (1.98m x 0.91m)
- Cloakroom/W.C.**  
6' 3" x 2' 9" (1.91m x 0.84m)
- Lounge**  
15' 7" x 14' 5" (4.75m x 4.39m)
- Kitchen/Dining Room**  
14' 4" x 8' 3" (4.37m x 2.51m)
- Conservatory**  
11' 6" x 8' 11" (3.51m x 2.72m)

First Floor

- Landing**  
8' 1" x 5' 9" (2.46m x 1.75m)
- Bedroom One**  
10' 6" x 8' 4" (3.20m x 2.54m)
- Bedroom Two**  
13' 3" x 8' 5" (4.04m x 2.57m)
- Bedroom Three**  
9' 11" x 5' 9" (3.02m x 1.75m)
- Family Bathroom**  
6' 1" x 5' 7" (1.85m x 1.70m)

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <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 |         |           |
|   | 72      | 86        |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**IMPORTANT INFORMATION**  
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.