



**EDWARD KNIGHT**  
ESTATE AGENTS

63 VIADUCT CLOSE, CLIFTON UPON DUNSMORE, RUGBY, CV21 3FD

£234,950







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this modern two bedroomed semidetached residence built circa 2003 by Messrs Barratt homes. Located on a popular residential estate on the outskirts of Clifton Upon Dunsmore with its general store, primary school, public house and church, whilst modern retail and leisure parks and Rugby town centre are just a few minutes drive away.

The accommodation includes an entrance hall, ground floor WC, fitted kitchen diner with built-in appliances, lounge with feature fireplace, two bedrooms and a family bathroom.

The property also benefits from, uPVC double glazing, gas fired central heating, off road parking, and a good size lawned rear garden with decked patio and timber framed shed.

### LOCATION

The property is situated very close to Rugby Golf Club, a particularly convenient location that provides good access to major motorways including M1 and M6 motorway networks. Close by is Rugby Railway Station, with it's 50 minute commute time to London Euston as well as Elliot's Field Shopping Centre with major department stores and restaurants.

The close itself is a quiet cul de sac which falls within catchment for Clifton C of E Junior School and its outstanding Ofsted rating.



## GROUND FLOOR

### ENTRANCE HALL

3' 2" x 7' 3" (0.97m x 2.21m)

### CLOAKROOM

3' 0" x 6' 4" (0.91m x 1.93m)

### LIVING ROOM

14' 3" x 13' 3" (4.34m x 4.04m)

### KITCHEN/DINER

14' 3" x 8' 9" (4.34m x 2.67m)

## FIRST FLOOR

### MASTER BEDROOM

11' 5" x 14' 4" (3.48m x 4.37m)

### BEDROOM TWO

8' 1" x 10' 1" (2.46m x 3.07m)

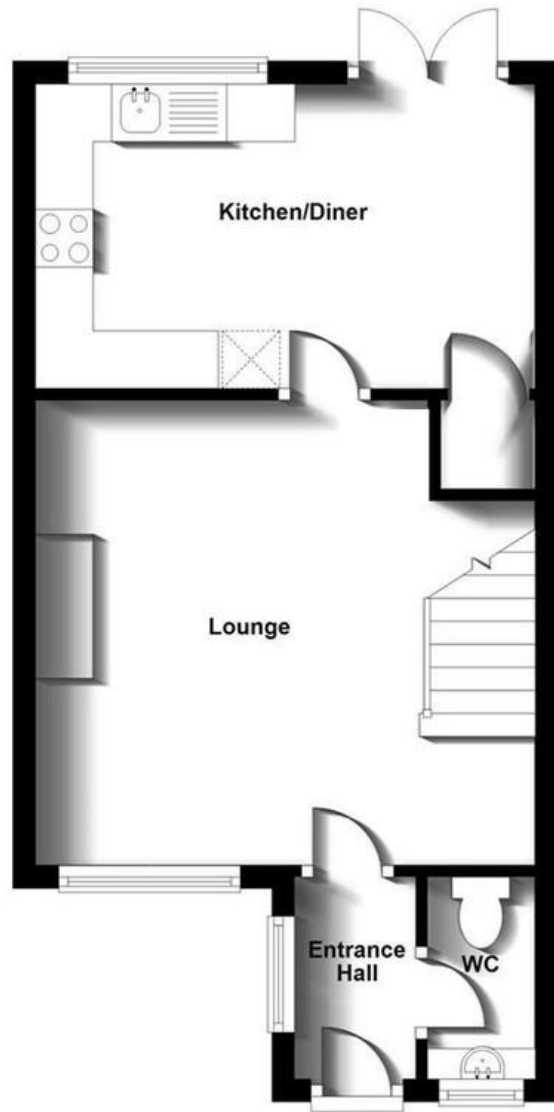
### BATHROOM

6' 7" x 6' 0" (2.01m x 1.83m)





**Ground Floor**



**First Floor**

