



EDWARD KNIGHT
ESTATE AGENTS

16 VIADUCT CLOSE, RUGBY, CV21 3FD

£245,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom end of terraced property, superbly positioned on the ever-popular Clifton Links development.

The accommodation includes an entrance hall, ground floor cloakroom spacious lounge/dining room leading to a fitted kitchen. To the first floor there are two double bedrooms both having en-suite shower rooms.

Externally, the property benefits from off road parking to the front and providing pedestrian access to the enclosed rear garden which benefits from a decking area and lawn area.

Early internal inspection is considered essential to appreciate the property on offer and viewing is highly recommended to appreciate the property on offer.

LOCATION

Viaduct Close is pleasantly positioned within the sought-after Clifton Links area of Rugby, a quiet cul-de-sac setting offering both convenience and a sense of privacy. The property is situated very close to Rugby Golf Club and is ideally placed for commuters, with excellent access to the M1 and M6 motorway networks. Rugby Railway Station is also nearby, providing a fast and frequent service to London Euston in approximately 50 minutes. Elliotts Field Shopping Centre is within easy reach and offers a wide range of major retail outlets, supermarkets, restaurants, and leisure facilities. The property further benefits from being within walking distance for the highly regarded Clifton Junior School.



IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know



and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes





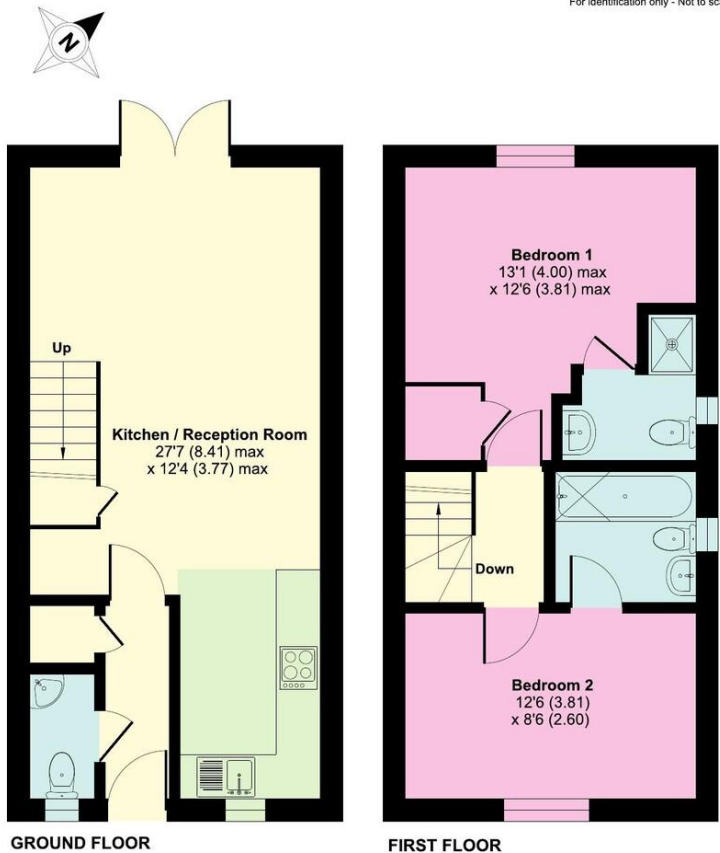


only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Viaduct Close, Rugby, CV21

Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1528029

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		