

**14 Viaduct Close  
Clifton Links  
RUGBY  
CV21 3FD**

**£1,000 PCM**



- **TWO BEDROOM**
- **UNFURNISHED**
- **DOWNSTAIRS CLOAKROOM**
- **KITCHEN / DINER**
- **OFF ROAD PARKING**

- **SEMI DETACHED**
- **AVAILABLE MID FEBRUARY**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE MID FEBRUARY\*\*** A modern two bedroom semi detached property situated close to the village of Clifton Upon Dunsmore and with easy access to convenience stores, schooling, Rugby town centre and the surrounding road and motorway links to include the A5, A14, M6 and the M1. In brief, the accommodation comprises entrance hall, cloakroom/w.c, lounge, kitchen/diner, two bedrooms and bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens and off road parking for two cars.  
**\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via double glazed entrance door into:

#### **Entrance Hall**

Window to side aspect. Radiator.

#### **Cloakroom / WC**

With suite to comprise; wash hand basin with tiled splash back and a low flush w.c. Radiator. Frosted window to front elevation.

#### **Lounge**

14'2" x 8'11" (4.32m x 2.72m)

Window to front aspect. Feature inset coal effect electric fire with timber surround and mantle. Understairs storage cupboard. Radiator. Television point. Door to:

#### **Kitchen / Diner**

14'2" x 8'11" (4.32m x 2.72m)

Fitted with a range of base and wall mounted units with work surface space to incorporate a one and a half bowl sink and drainer unit with mixer tap over. Tiled splash backs. Electric oven with four ring gas hob and extractor over. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Window to the rear aspect. Double doors opening to rear garden.

#### **Landing**

Window to side aspect. Doors off to bedrooms and bathroom.

#### **Bedroom One**

14'2" x 11'6" (4.32m x 3.53m)

Two windows to front aspect. Airing cupboard housing hot water tank. Radiator.

#### **Bedroom Two**

9'8" x 7'10" (2.97m x 2.41m )

Window to rear aspect. Radiator.

#### **Bathroom**

With suite to comprise; bath with electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls. Radiator. Electric shaver point. Frosted double glazed window to rear aspect.

#### **Front Garden**

Driveway providing off road parking for two cars.

#### **Rear Garden**

Mainly laid to lawn with patio area to the immediate rear. Timber fencing to boundaries. Gated side access.

#### **Agents Note**

Deposit: £1153.84

Length Of Tenancy: 6 Months

Local Authority: Rugby

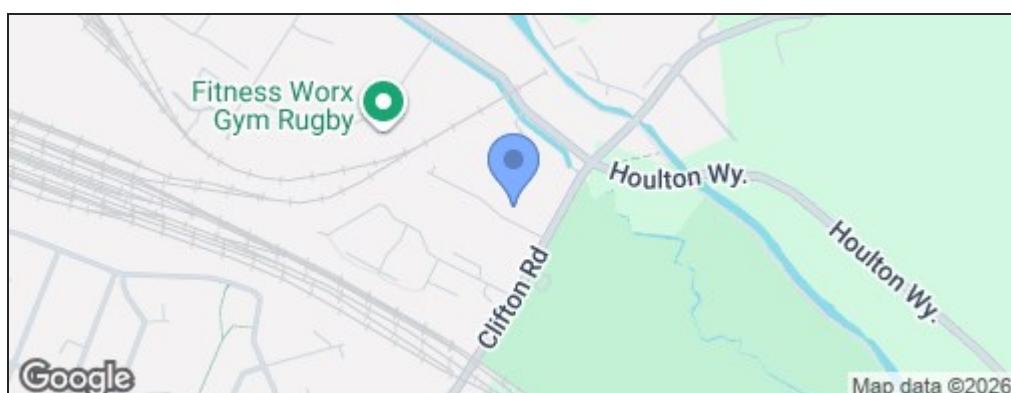
Council Tax Band: B

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	84	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.