



House - Terraced

**27 VIADUCT CLOSE,  
CLIFTON, RUGBY,  
CV21 3FD**

PCM

**£1,300**

#### FEATURES

- THREE BED TOWN HOUSE
- DRIVEWAY PARKING
- COSMETIC REFURBISHMENT
- EPC GRADE C
- SET OVER THREE FLOORS
- SINGLE GARAGE
- COUNCIL TAX BAND D
- AVAILABLE NOW



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# 3 Bedroom House - Terraced located in Rugby

\*\*\*THREE BEDROOM TOWNHOUSE\*\*\*.....the property has recently undergone a cosmetic refurbishment, to include re-decorating and new flooring throughout, giving a pleasant new home feel about it. Nestled in the charming area of Viaduct Close, Clifton. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Two en-suites & family bathroom, fitted kitchen, utility room, gas central heating, double glazing. Garage and parking space, rear enclosed garden.

Viaduct Close is known for its friendly neighbourhood and proximity to various transport links, ensuring that commuting to nearby areas is both straightforward and efficient. EPC rating C. Available Now with option for a long term tenancy.

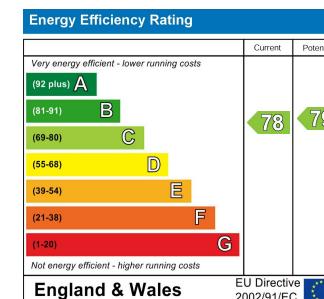
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## Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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