



**Viaduct Close, Rugby CV21 3FD**

**welcome to**

## **Viaduct Close, Rugby**

- DETACHED.
- THREE BEDROOMS.
- CONSERVATORY.
- UTILITY ROOM.
- DOWNSTAIRS WET ROOM.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£330,000**

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic family home.



### **Agent Note**

#### **Lounge**

17' 7" x 14' 7" ( 5.36m x 4.45m )

#### **Kitchen**

14' 6" x 9' 9" ( 4.42m x 2.97m )

#### **Utility Room**

10' 2" x 8' 2" ( 3.10m x 2.49m )

#### **Wet Room**

#### **Study**

8' 8" x 13' ( 2.64m x 3.96m )

#### **Conservatory**

14' 9" x 9' 4" ( 4.50m x 2.84m )

#### **Landing**

#### **Bedroom One**

8' 4" x 11' 5" ( 2.54m x 3.48m )

#### **En Suite**

#### **Bedroom Two**

8' 8" x 8' 6" ( 2.64m x 2.59m )

#### **Bedroom Three**

8' 7" x 5' 8" ( 2.62m x 1.73m )

#### **Bathroom**

#### **Rear Garden**

#### **Garage**

38' x 12' 1" ( 11.58m x 3.68m )

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#### **Property Ref:**

RGY110151 - 0006

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