Ferrieres Close, Dunchurch, Rugby
£180,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this very well presented, two bedroom retirement bungalow is situated in a quiet cul-de-sac location in the popular village of Dunchurch which has its own doctors surgery, variety of shops, public houses and restaurants, Church, and Sainsburys superstore is nearby. The property is also conveniently placed for public transport.
The property has storage heating, double-glazed windows, emergency pull cords throughout which are linked to a central control and resident onsite management personnel. The accommodation briefly comprises: entrance hall, lounge, kitchen, bedroom one, bedroom two/dining room and bathroom. Outside has a small fore-garden, a fully enclosed, southerly facing rear garden, allocated parking for residents and a separate car park for visitors. There is also a communal lounge which is open to all residents.

Entrance Hall
Enter via wooden glazed door. Cupboard housing electric meter. Access to loft space. Further cupboard. Wall mounted electric heater. Doors to:

Lounge 12'10" x 11'1" (3.93m x 3.38m)
Double glazed sliding patio doors onto rear garden. Electric fire with wooden surround. T.V aerial point. Wall mounted electric heater.

Kitchen 10'8" x 7'2" (3.26m x 2.20m)
Double glazed window to front aspect. A range of eye and base level units inset polycarbonate sink with drainer and mixer tap over. Tiled splash back areas. Space and plumbing for washing machine. Space for cooker and fridge/freezer.

Bedroom One 12'10" x 9'4" (3.93m x 2.86m)
Double glazed window to rear aspect. A range of fitted wardrobes and overhead cupboards. Door to storage cupboard. Wall mounted electric heater.

Shower Room
Double glazed obscure window to side aspect. A part tiled comprising: walk in shower enclosure, pedestal wash hand basin, low flush W.C, extractor fan, tiled flooring.

Bedroom Two/Dining Room 6'7" x 5'10" (2.02m x 1.78m)
Double glazed window to front aspect. Wall mounted electric heater.

Rear Garden
Fully enclosed, low maintenance rear garden which is mainly laid to patio with various shrub boarders. Garden shed.

Agents Notes
The property is Leasehold and managed by Midland Heart Ltd and subject to the potential purchaser meeting the criteria for residency at this scheme (e.g they must be over 60 years of age or age 55 plus and in receipt of disability allowance). Also subject to approval by the scheme manager.

Monthly service charge £144.45

Please note that there are legal fees to be paid by the purchaser for the grant of a new Lease and these are currently £375.00 plus VAT plus a document fee of £65.00 plus VAT.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Rugby Borough Council

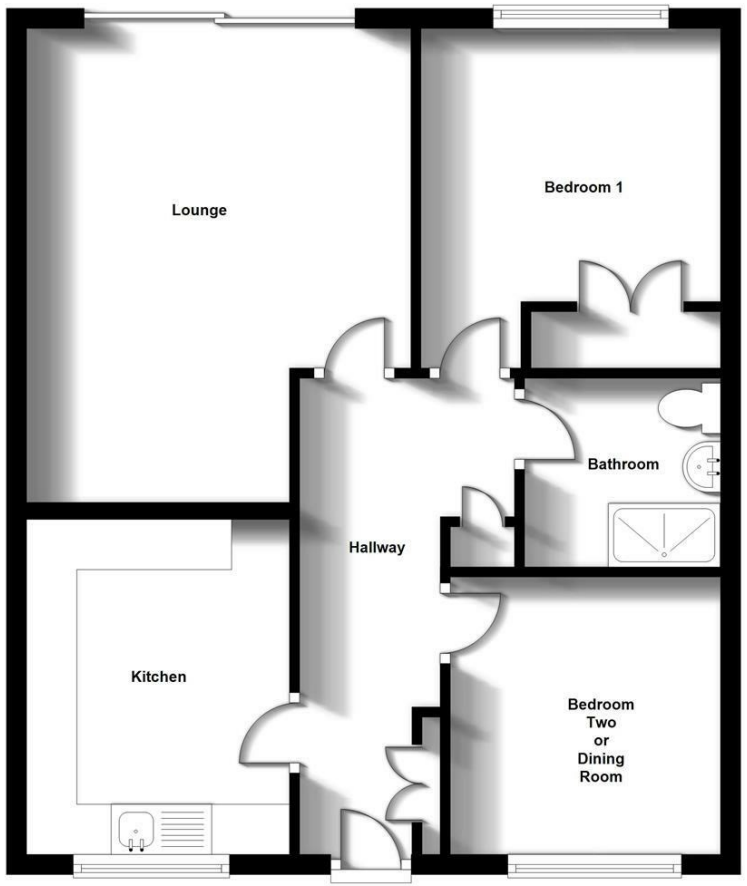
Tax Band
Tax Band: C

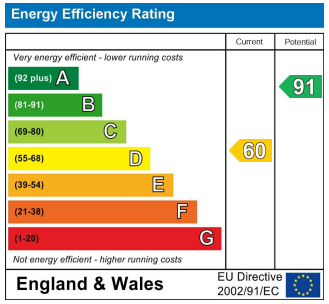
Tenure
Leasehold

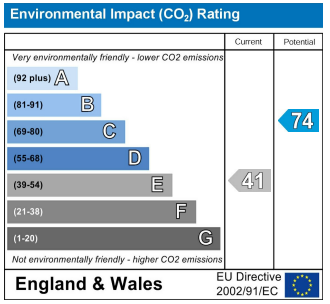
Directions For Sat Nav
Directions For Sat Nav: CV22 6TB

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor







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