



**Ferrieres Close, Dunchurch, Rugby**  
**£199,950**



# Ferrieres Close, Dunchurch, Rugby

Crowhurst Gale Estate Agents are pleased to present this very well presented, two bedroom bungalow which 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 accommodation briefly comprises: entrance hall, lounge, kitchen, bedroom one, bedroom two/dining room, shower room. The property further benefits from: Upvc double glazing, electric heating and a mature and well presented rear garden. There is parking for residents and a separate car park for visitors. Residents can also enjoy the benefits of the communal lounge. This property is offered with no onward chain.

## AGENTS NOTES

This property is leasehold, set on a scheme manager site, managed by Midland Heart Ltd. Potential purchasers must be age 60 or over, or age 55 with a disability, and will be required to submit an application and undergo an interview prior to an offer being accepted. **\*\*NO ONWARD CHAIN**

There are legal fees to be paid by the purchaser for the grant of a lease transfer, in the region of £450.00 plus VAT. The service charge is currently £140.82 per calendar month which includes building insurance."

## Entrance Hall

Storage cupboard. Doors leading to:

## Lounge 13'9" x 11'1" (4.20 x 3.40)

Double glazed patio doors to rear garden. Storage heater.



**Kitchen 7'0" x 7'11" (2.14 x 2.43)**

A range of matching wall and base units. Space for cooker, washing machine and fridge/freezer. Double glazed window to front aspect.

**Bedroom One 10'6" x 9'11" (3.22 x 3.03)**

Double glazed window to rear. Storage heater. Built in wardrobes.

**Dining Room / Bedroom Two 7'5" x 8'11" (2.27 x 2.74)**

Double glazed window to front aspect.

**Shower Room 5'8" x 6'9" (1.74 x 2.07)**

Shower enclosure, wash hand basin and WC. Double glazed window to side. Heated towel rail. Ceramic tiling.

**Outside Front**

To the front is a small garden before the communal walkway and gardens begin (maintained by the management company)

**Outside Rear Garden**

Mainly laid with lawn with a paved patio area.

**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.

**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.

**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.

**Tax Band**

Tax Band: C



**Tenure**  
Leasehold

**Local Authority**  
Rugby Borough Council

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

