



**Ferrieres Close, Dunchurch, Rugby**  
**£190,000**



# 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 property has electric storage heating, double-glazed windows. 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, 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 borders. 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 - £140.82

Length of lease - 66 years

**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.

**Local Authority**

Rugby Borough Council



**Tax Band**  
C

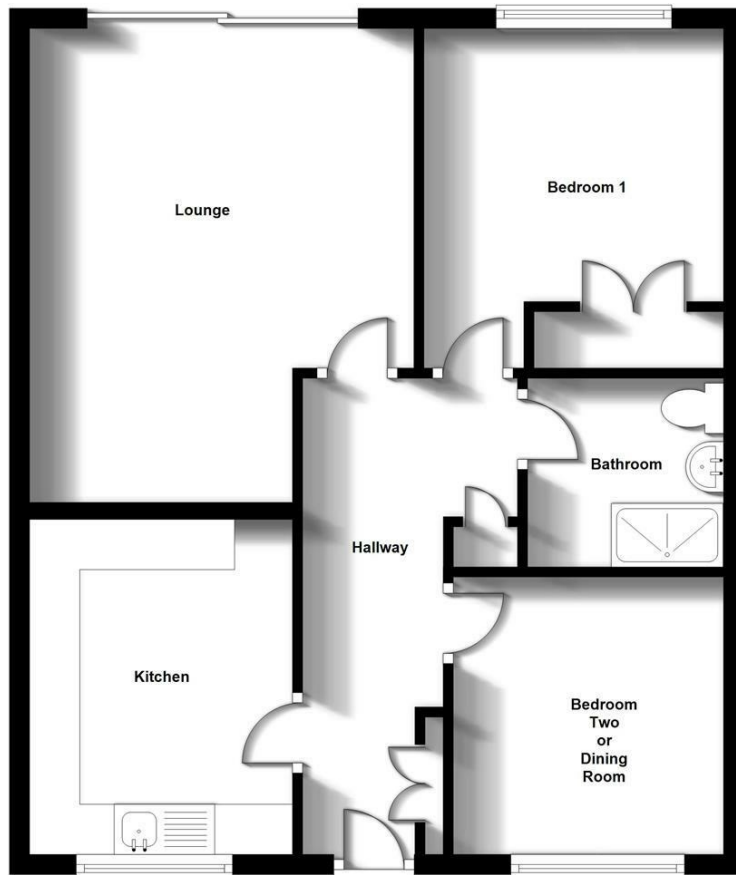
**Tenure**  
Leasehold

**Directions For Sat Nav**  
CV22 6TB

**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) A			91
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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