Ferrieres Close, Rugby, Warwickshire
Guide price £210,000

crowhurst gale

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Crowhurst Gale are pleased to present this two bedroom retirement bungalow in the popular village of Dunchurch. The property is conveniently situated close to a regular bus route to Rugby town, shops, doctors surgery and Sainsburys superstore is nearby. The property benefits from electric heating, double glazing, emergency pull cords throughout which is linked to a central control and has an onsite manager. The property comprises: Entrance hall, Lounge/Dining room, kitchen, two bedrooms, bathroom, garden and off street parking. There is also a communal lounge in a separate building which is open to all residents. This property is offered with No Chain.

Entrance
Via covered porchway with light and store cupboard housing bins and electric meter.

Hall
Via wooden door into hall way, electric wall mounted radiator, laminate flooring, airing cupboard with shelving and water tank. Doors to all rooms.

Lounge / Dining Room 11'0" x 15'3" (3.36 x 4.66)
Upvc wood effect patio doors to rear aspect, electric wall mounted radiator.

Kitchen 7'2" x 10'7" (2.20 x 3.23)
Upvc wood effect double glazed window to front aspect, laminate flooring, range of base and eyelevel units, stainless steel sink with mixer tap and drainer, tiled splashbacks, extractor hood, space for cooker, washing machine and fridge freezer, kick board electric heater and extractor fan.

Bedroom One 9'2" x 10'0" (2.80 x 3.05)
Upvc wood effect double glazed window to rear aspect , wall mounted electric heater, built in wardrobe with rail and shelf.

Bedroom Two 6'10" x 6'10" (2.10 x 2.09)
Upvc wood effect window to front aspect, electric wall mounted heater.

Bathroom 5'10" x 6'7" (1.78 x 2.02)
Upvc wood effect double glazed window to side aspect, wall mounted sink, low level w.c, assisted bath with electric shower over, electric ladder style radiator, extractor fan, tiled floor and splashback areas.

Outside Front
Communal gardens and parking.

Rear Garden
Enclosed rear garden with panelled fencing and gate giving rear access, paved patio area with lawn and boarders, wooden shed, outside lamp and outside tap.

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. Service charge is £140.82 p/m.

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.

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Local Authority
Rugby Borough Council

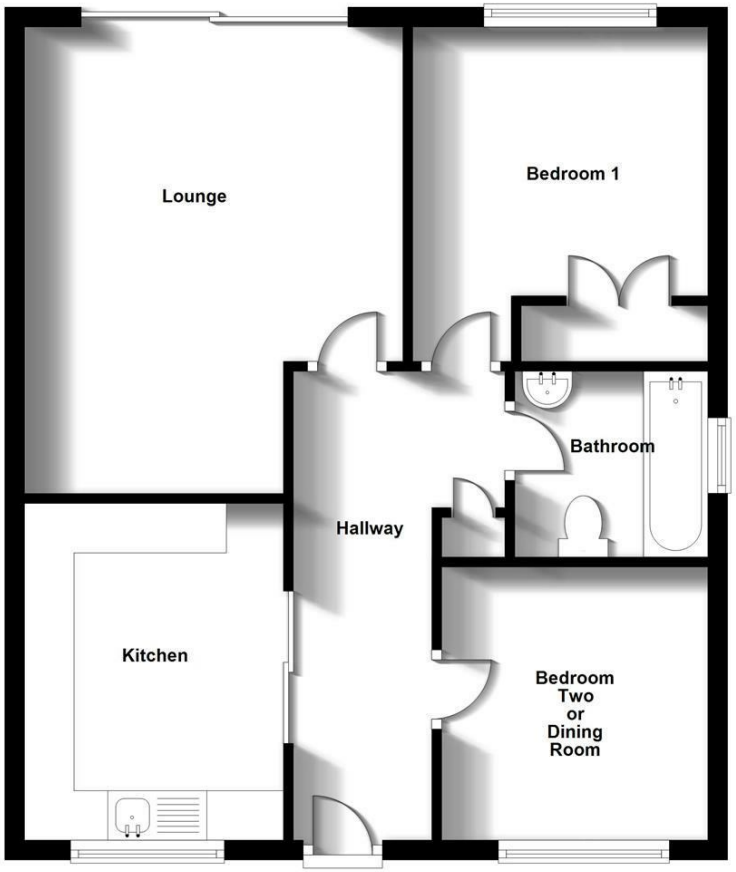
Tax Band
Tax Band: C

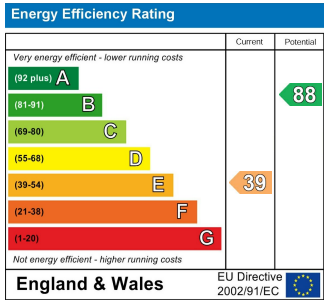
Tenure
Leasehold

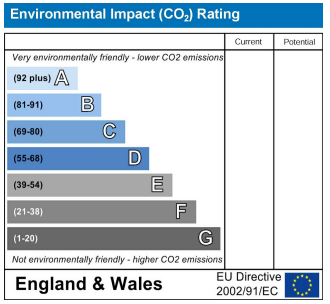
Directions For Sat Nav
Directions For Sat Nav: CV22 6TB

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Ground Floor







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