Ferrieres Close, Dunchurch, Warwickshire
Guide price £190,000

crowhurst gale

Ferrieres Close, Dunchurch, Warwickshire

Crowhurst Gale are pleased to present this two bedroom retirement bungalow in a quiet cul-de-sac location in the popular village of Dunchurch. The property is conveniently placed for public transport, a variety of shops, doctors surgery and Sainsburys superstore is nearby.
The property benefits from electric storage heating, double glazed windows, emergency pull cord throughout which is linked to a central control and has an onsite management personnel. The property comprises : entrance hall, Lounge/dining room, kitchen, two bedrooms and shower room. Outside has a small fore garden, a fully enclosed south facing rear garden, parking for residents and a separate car-park for visitors. There is also a communal lounge in a separate building which is open to all residents. No Chain.

Entrance Hall
Enter via wooden door into hallway with airing cupboard, slimline storage heater, loft access, laminate flooring, doors to rooms.

Lounge / Dining Room 15'3" x 11'1" (4.67 x 3.38)
Double glazed patio doors to the rear aspect. Slimline storage heater. coving to ceiling, feature fireplace with electric fire.

Kitchen 10'8" x 7'4" (3.27 x 2.24)
Double glazed window to front aspect, range of base and eye level units, stainless steel sink and drainer, tiled splash back areas, space for cooker, space for fridge / freezer, space and plumbing for washing machine, laminate flooring.

Bedroom One 9'10" x 9'4" (3.02 x 2.87)
Double glazed window to rear aspect, slimline storage heater, built in wardrobe with hanging space and storage.

Bedroom Two / Dining Room 8'11" x 6'7" (2.74 x 2.01)
Double glazed window to front aspect, electric wall heater.

Shower Room
Fully fitted shower cubicle with Mira shower and seat, pedestal wash hand basin and low flush w.c, tiled walls, laminate flooring, extractor fan.

Outside
Small fore garden with with lawn and flower borders, bin storage.
Enclosed rear garden with paved patio area, raised borders with bark and slate, 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 pm

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

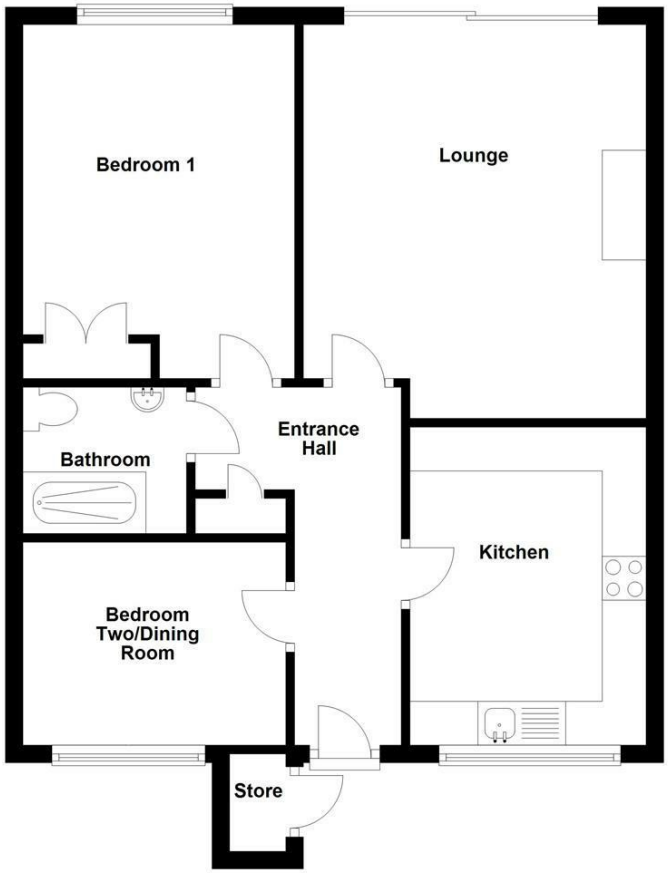
Tax Band
Tax Band: C

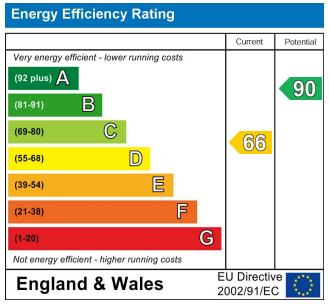
Tenure
Leasehold :

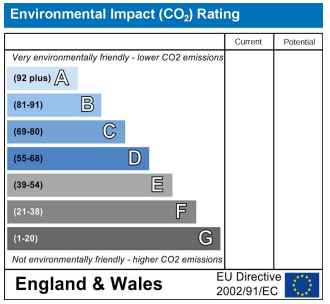
Directions For Sat Nav
Directions For Sat Nav: CV22 6TB

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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