



**Ferrieres Close, Dunchurch, Rugby**  
**Guide price £210,000**



# 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 accommodation briefly comprises: entrance hall, lounge, kitchen, bedroom one, bedroom two/dining room, shower room and a conservatory. 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.

## Entrance Hall

Enter via wooden front door. Access to the loft. Wall mounted electric heater. Doors to:

## Lounge 11'5" x 11'3" (3.48m x 3.44m )

Upvc double glazed sliding patio doors to the conservatory. T.V & telephone point. Entrance intercom phone. Wall mounted electric heater.

## Conservatory 11'6" x 6'5" (3.53m x 1.97m )

Of brick and Upvc. Double glazed windows to the rear. Double glazed door to the rear garden. Double glazed window to the side. Wall mounted electric heater.



**Kitchen 10'3" x 7'11" (3.13m x 2.43m )**

Upvc double glazed window to the front aspect. Range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash backs. Space and plumbing for washing machine, space for tumble dryer. Space for fridge and freezer. Space for cooker.

**Bedroom One 10'8" up to wardrobe x 9'10" (3.27m up to wardrobe x 3.00m )**

Upvc double glazed window to the rear aspect. Fitted wardrobe. Door to cupboard housing hot water tank with shelving above. Wall mounted electric heater. Entrance intercom phone.

**Bedroom Two/Dining Room 8'11" x 7'4" (2.72m x 2.26m )**

Upvc double glazed window to the side aspect. Wall mounted electric heater.

**Shower Room 6'9" x 5'8" (2.07m x 1.73m )**

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: double walk in shower. Low level w.c, wash hand basin. Electric wall mounted heater and towel rail.

**Rear Garden**

Enclosed rear garden. Paved patio area with a variety of flower and shrub beds. Garden shed and greenhouse. Outside tap and outside electrical point.

**Agents Notes**

Lease Started 27th Feb 1989 - Finishes 2088

66 Years Remaining

Monthly Service Charge - £140.82

Managed By Midland Heart Ltd

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.

**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

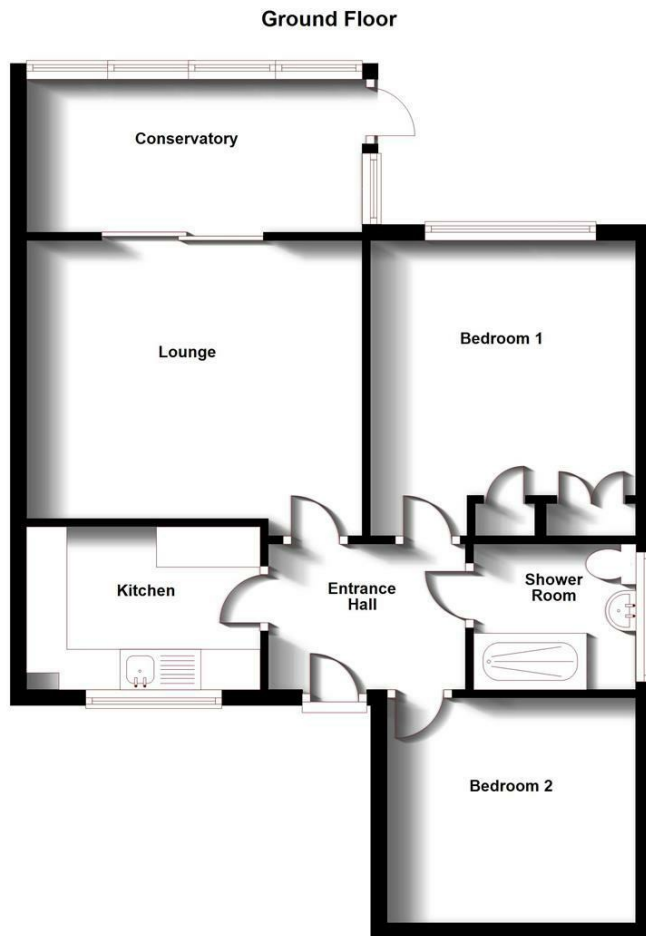
**Tax Band**  
C

**Tenure**  
Leasehold



**Directions For Sat Nav**  
CV22 6TB

**Viewing**  
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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