



**Ferrieres Close, Dunchurch, Rugby**  
**£180,000**



# 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

Double glazed sliding patio doors onto rear garden. Electric fire with wooden surround. T.V aerial point. Wall mounted electric heater.

## Kitchen

Double glazed window to front aspect. A range of eye and base level units inset 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

Double glazed window to rear aspect. A range of fitted wardrobes and overhead cupboards. Door to storage cupboard. Wall mounted electric heater.

### Bedroom Two/Dining Room

Double glazed window to front aspect. Wall mounted electric heater.

### Bathroom

A part tiled comprising: bath, pedestal wash hand basin, low flush W.C, electric heated towel rail.

### Rear Garden

Enclosed rear garden with paved patio area. Various plants and shrubs.

### 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."

### 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 can offer Panda Mortgage Services for 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**  
C

**Tenure**  
Leasehold

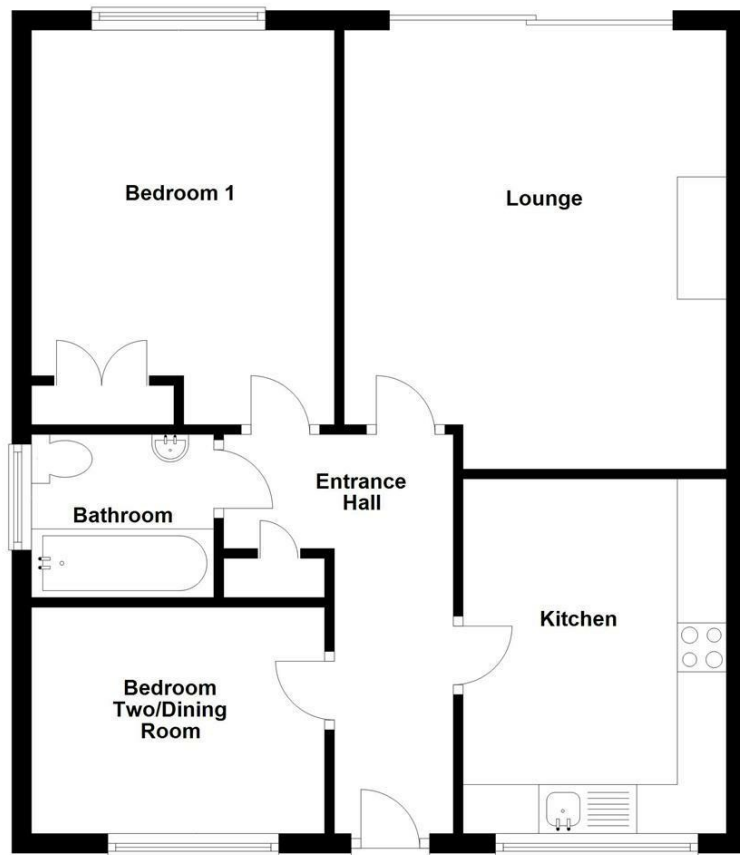
**Directions For Sat Nav**  
CV22 6TB

**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) <b>A</b>	<b>89</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>	<b>G</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	

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