

**27 Ferrieres Close  
Dunchurch  
RUGBY  
CV22 6TB  
£210,000**



- TWO BEDROOM
- SHOWER ROOM
- LOUNGE / DINING ROOM
- ELECTRIC HEATING
- VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- FITTED KITCHEN
- DOUBLE GLAZING
- OVER 60'S ONLY
- ENERGY EFFICIENCY RATING D

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A refurbished two bedroom, semi detached bungalow located in the sought after village of Dunchurch. In brief this recently redecorated bungalow comprises; entrance hall, lounge/dining room, fitted kitchen, two bedrooms and a shower room. The property benefits from having double glazing, electric heating, an enclosed rear garden.

The property is Leasehold and is for people over 60 years of age or age 55 plus and in receipt of disability allowance. Also subject to approval by the scheme manager.

The village of Dunchurch has a wealth of amenities to include a range of local shops, including a post office, pharmacy, doctors and dentists' surgeries, hair and beauty salons, public houses, coffee shop, restaurants and takeaways, and a village hall. The area benefits from excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is just a ten minute drive from Rugby train station and there are plenty of country walks to enjoy.

### **Entrance**

Enter via covered entrance into entrance hall, composite door, slimline storage heater, loft access, coving to ceiling, electricity consumer unit, 24 Hour call assistance, doors off to all rooms.

### **Kitchen**

Fitted with a range of matching eye level and base units, roll edge worksurface with inset sink and mixer taps over, tiled splash back areas, space for cooker, space fridge freezer, plumbing for washing machine, coving to ceiling, heating control unit, double glazed window to front.

### **Living Room**

Double glazed sliding patio door leading to rear garden, slimline storage heater, electric fire, television aerial point, coving to ceiling.

### **Bedroom One**

Double glazed window to rear, slimline storage heater, built-in wardrobes, coving to ceiling.

### **Bedroom Two**

Double glazed window to front, wall mounted electric heater, built-in wardrobe and drawers, telephone point, coving to ceiling.

### **Shower Room**

Shower cubicle with electric shower, low flush WC, pedestal wash hand basin heated towel rail, fully tiled walls, electric fan heater, extractor fan.

### **Outside**

To the front of the property, there is a small fore garden, the rear garden is laid to lawn with shrub borders, patio area, timber fencing and hedging.

### **Agents Note**

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: D

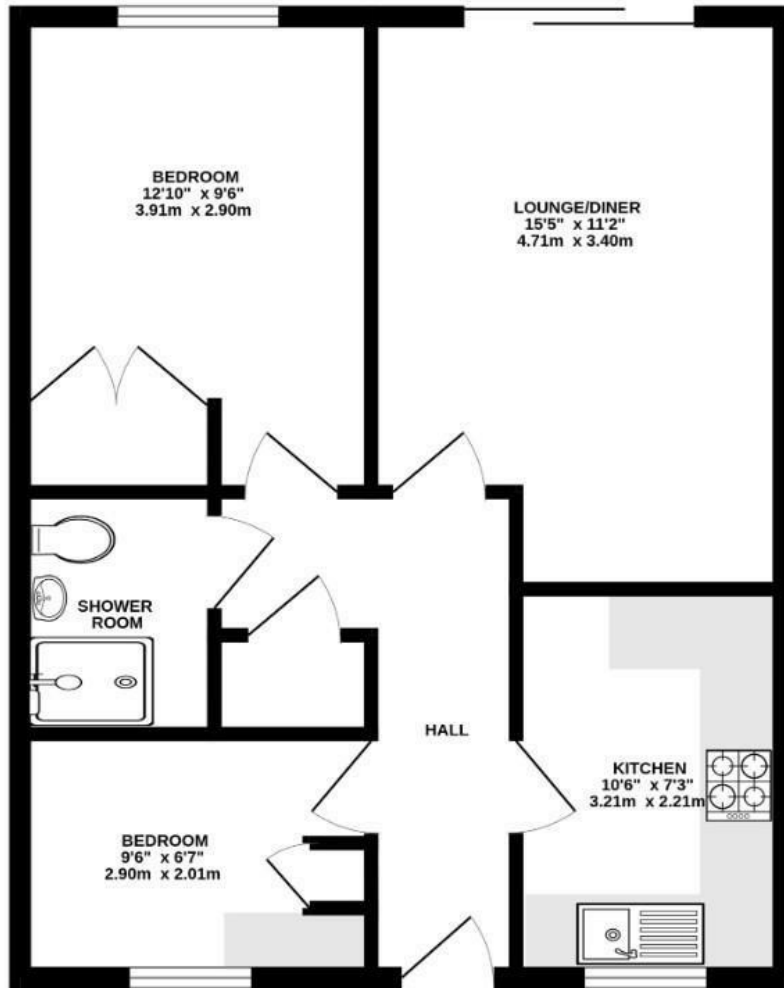
The service charge is currently £140.82 per calendar month which includes building insurance.

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.



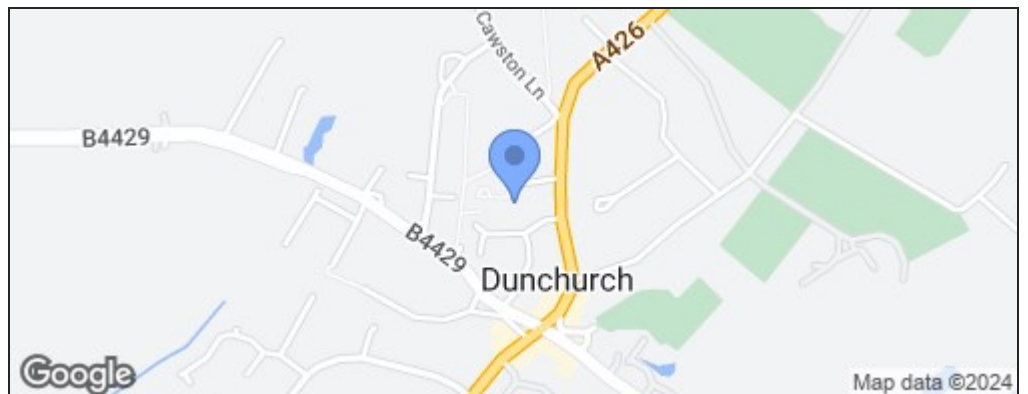


GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.  
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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>		<b>61</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		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.