



Done Cerce Close, Dunchurch, Rugby, CV22 6NZ



GUILD HOUSE
Estate Agents



Guild House estate agents are please to offer for sale this three bedroom property which is situated in the extremely desirable DUNCHURCH village. Located within easy walking distance of the thriving village and all of its excellent amenities which includes the ever popular Dun Cow Inn and restaurant, Ann-Maries florists, doctors surgery, post office and Lucy Locketts hairdressers with many more independent shops and businesses. For commuters there is easy access to M45/A45/A46 and both Dunchurch infants and Junior schools are on the doorstep.

The property is offered with no onward chain, these properties have been designed with changeable and adaptable spaces in mind enabling the layout to be altered quite easily. In brief the accommodation comprises: spacious entrance hallway, lounge, fitted kitchen and dining room which leads into the garden. To the first floor there are three bedrooms and bathroom with separate w.c. The property further benefits from gas central heating and upvc double glazing throughout.

Externally this great family home has a good sized rear garden. Fully enclosed by timber fencing, and mainly laid to lawn with paved patio. To the front of the property there is a generous single garage and driveway for at least two cars.

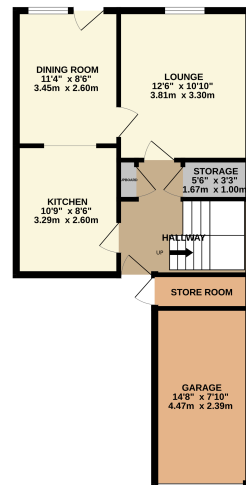
NO ONWARD CHAIN. VIEWING STRONGLY ADVISED.



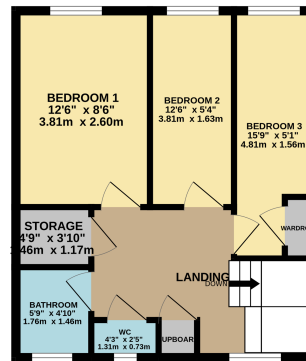
- THREE BEDROOMS
- DUNCHURCH INFANT & JUNIOR SCHOOL CATCHMENT
- ADAPTABLE LAYOUT THROUGHOUT
- MID TERRACED
- LOUNGE
- FITTED KITCHEN
- DINING ROOM
- BATHROOM & SEPARATE W.C
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GOOD SIZED GARDEN
- GARAGE AND DRIVEWAY
- NO ONWARD CHAIN



GROUND FLOOR
565 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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