



Ferrieres Close, Dunchurch, Rugby, CV22 6TB



GUILD HOUSE
Estate Agents



Guild House estate agents are please to offer for sale this two bedroom retirement property which is situated in the extremely desireable 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 Lockets hairdressers with many more independent shops and businesses.

In brief the accommodation comprises: entrance hallway, fitted kitchen with integrated appliances including fridge/freezer, washing machine, oven, hob and extractor. The main bedroom has plenty of built in storage space, bedroom two is currently used as a dining room, there's a refitted shower room and completing this great village retirement bungalow is a spacious lounge with sliding patio doors into the garden.

Externally the enclosed rear garden offers a good amount of privacy. Mainly laid to lawn and fully stocked with mature shrubs, timber shed and decked seating area.

Maintenance & service charge approximately £2020 per annum.

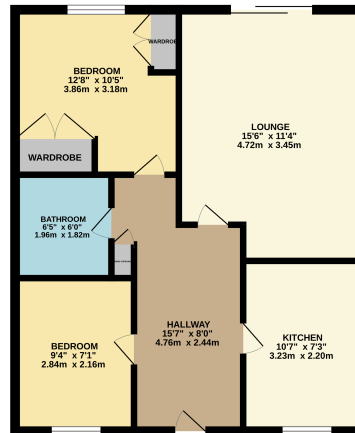
Offered with vacant possession. Must be viewed.



- OVER 55's BUNGALOW
- DUNCHURCH
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS
- REFITTED SHOWER ROOM
- SPACIOUS LOUNGE
- NO ONWARD CHAIN
- EPC - TBC
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO AMENITIES



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, finished spaces may vary slightly from those indicated and are approximate. Figures are for general guidance only. The layout, fixtures, fittings and appliances shown here are not to be taken as a guarantee of inclusion. The layout, fixtures, fittings and appliances shown here are not to be taken as a guarantee of inclusion. The layout, fixtures, fittings and appliances shown here are not to be taken as a guarantee of inclusion.

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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