

# 21 Wellesbourne Road, Barford, Warwick, CV35 8DR

- Extended Character Cottage
- Central Village Location
- Kitchen Diner
- Living Room
- Bedroom One with Balcony
- Bedroom Two/Study/Dressing
  Room
- Manicured Garden with Pond



£435,000

A well presented two bedroom cottage centrally located in the village of Barford. Lovingly extended and upgraded by the current vendors the accommodation offers living room, kitchen-diner, two bedrooms, bathroom and balcony. Outside boasts a beautifully manicured garden.

#### ACCOMODATION

The front door opens into the extended kitchen-diner with tiled flooring and spotlights to ceiling throughout the room. The kitchen area is fitted with a range of wall and base units with worktop over and Belfast sink. Integrated appliances to include fridge-freezer, washing machine and Rangemaster oven with tiled splashback. Cupboard housing boiler, two windows to rear. Space for dining table and windows to front aspect. Door to side. Archway into living room which offers two windows to the front and two windows to the rear. Brick built central fireplace with log burner and wooden hearth, built in under the stairs storage and tiled floor with underfloor heating throughout the the ground floor. Stairs rising to first floor landing having window to front. Bedroom one having two windows to the front, wall mounted radiator, exposed beam and doors out to the balcony. The second bedroom having multiple built in cupboards, dual aspect window to the front and rear, exposed beams and wall mounted radiator. Shower room comprising of wc, wash hand basin with vanity unit, shower cubicle, obscured window to rear and heated towel rail.

#### OUTSIDE

To the side of the property is the garden which is mostly laid to lawn, brick wall and fence boundaries, raised flower bed, pond, patio area, shed and log store.

GENERAL INFORMATION TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We have been advised there is a right of access to the rear of the property for Barford House only.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







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