17 Westham Lane, Barford, Warwick, Warwickshire, CV35 8DP

- Village Location
- 50% Shared Ownership
- Large Living - Dining Room
- Modern Kitchen
- Three Bedrooms
- Upstairs Bathroom & Downstairs Cloakroom
- Enclosed Rear Garden
- Two Allocated Car Parking Spaces
- EPC Rating B

3 1 2

50% Shared Ownership
£170,000

ACCOMMODATION
From the front, access is via a composite front door and into the entrance hall with porcelain tiled flooring, wall mounted radiator and stairs rising to first floor. Door into cloakroom. Along the entrance hall leads into the modern fitted kitchen which offers a range of wall and base units with worktop over. Inset stainless steel sink and drainer with window overlooking the front aspect. A range of integrated appliances to include electric fan oven, four ring gas hob with overhead extractor, dishwasher and fridge-freezer. Space for washing machine. Wall mounted radiator and tiled flooring. Into the living room/dining room which is a generous sized room with ample space for all furniture. Double glazed window to rear aspect along with French doors allowing direct access into rear garden. Having a useful understairs storage cupboard, wall mounted radiator and television point.
Upstairs, the first floor landing offers access into loft space, as well as door into large storage cupboard with wall mounted radiator. Bedroom one is positioned to the front of the property with two windows and a wall mounted radiator. Both bedroom two and three have windows overlooking the rear aspect and have wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with shower over and glass screen, low level wc and pedestal hand basin. Heated towel rail and obscure window to side aspect.

OUTSIDE & PARKING
A landscaped rear garden enclosed by timber fencing. Mainly laid to lawn, with planted borders. The rear garden also offers, an external tap, outside lighting and a lockable side access gate which has a pathway leading to the front of the property. There are two allocated parking spaces infront of the property, with an electric car charge adaptor and a well stocked fore garden.

GENERAL INFORMATION
TENURE: The property is understood to be Leasehold with 119 years remaining. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there are the following charges: Rent: £467.91 PCM for the remaining share. Service charge: £38.17 PCM. This should be checked with solicitors 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.

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B 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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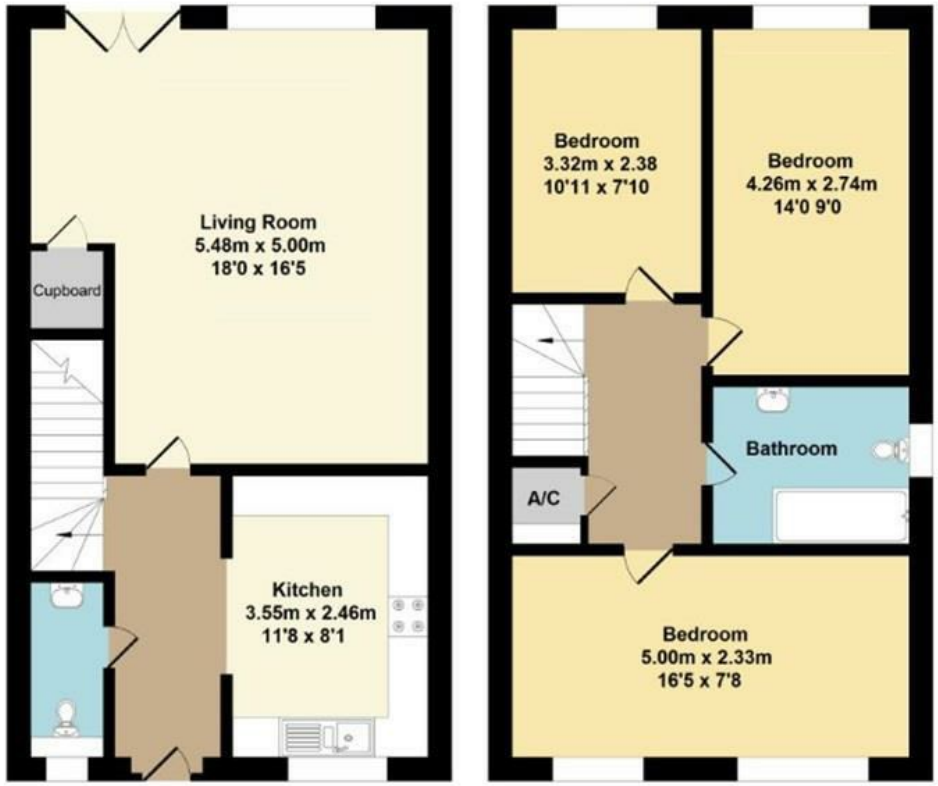
Total Approx. Floor Area 92.00 Sq.M. (990 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 46.00 Sq.M.
(496 Sq.Ft.)

First Floor
Approx. Floor
Area 46.00 Sq.M.
(496 Sq.Ft.)

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