

Peter Clarke



25 Hewitt Road, Barford, Warwick, CV35 8EZ

- Two Double Bedroom
- Semi Detached House
- Small Exclusive Development
Built By Spitfire
- Garage & Parking Infront
- High Specification Throughout
- Bathroom, Ensuite &
Downstairs Cloakroom
- Enclosed Rear Garden
- Village Location
- Good Connections To
Motorway
- EPC Rating B



£349,950

ACCOMMODATION

Door into hallway with stairs rising to first floor. Door into cloakroom with wc and wash hand basin. Oak door leading into the high specification kitchen fitted with wall and base units with work top over. Inset sink and drainer with overlooking the front green aspect. Neff eye level double oven and microwave. Induction hob with extractor above. Integrated dishwasher and integrated fridge-freezer, Space for a tumble dryer. Breakfast bar. Opening into lounge area with patio doors opening out onto the rear garden. Door into useful understairs storage and door leading back into entrance hall. Upstairs bedroom one has window overlooking rear aspect. Single built in wardrobe. TV point. Door into ensuite with double shower enclosure, wc and wash hand basin. Heated towel rail, extractor, shaver point and spotlights. Tiled floor. Bedroom two is a further double with windows to front aspect. Doors to built in double wardrobes. The main bathroom is fitted with a 'P' shaped bath with shower attachment, wc and wash hand basin. Heated towel rail, spotlights, shaver point and extractor fan.

OUTSIDE

The garden is enclosed by brick boundary, has been landscaped with planted borders. Side gate access and personnel door leading directly into the garage. The garage offers up and over door, power and light. The current owners are able to park their car in the garage. There is also another parking space infront of the garage.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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.

CHARGES: We have been advised that there is annual charge of £300 which contributes to the upkeep of the private road.

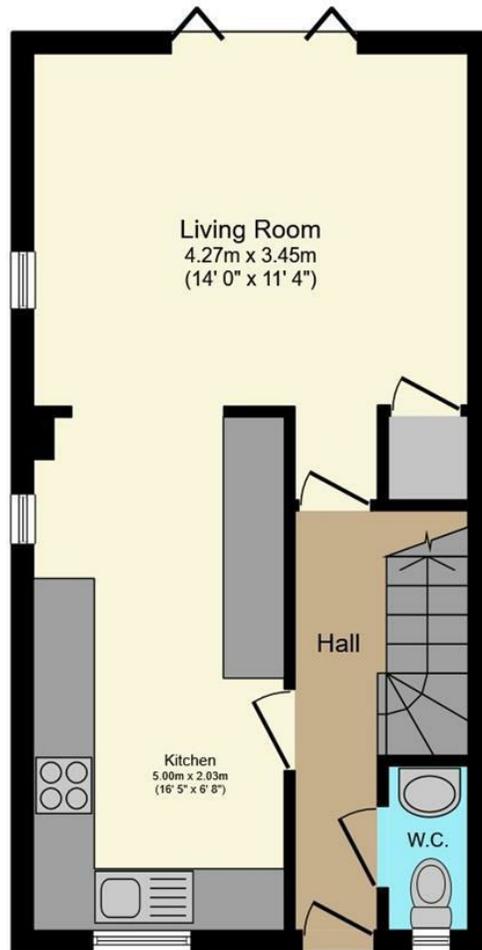
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

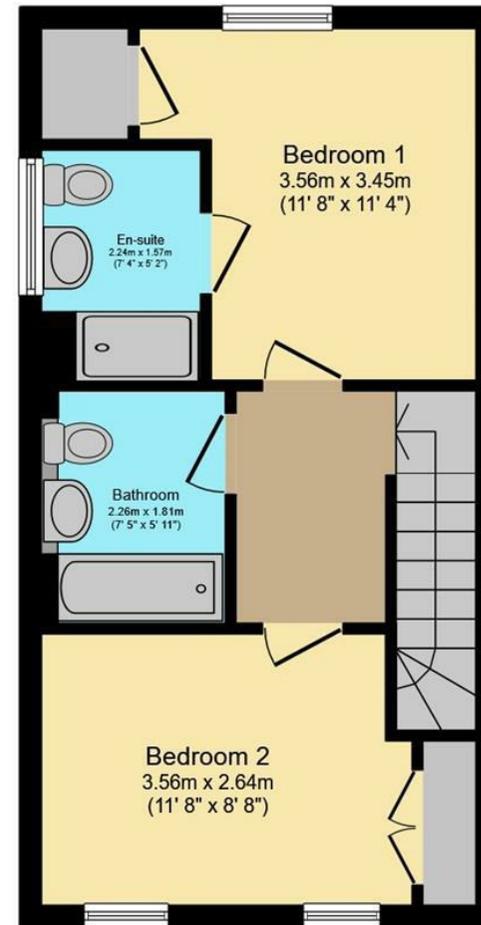
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Ground Floor



First Floor

Total floor area 72.8 m² (783 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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