

Peter Clarke



5 Twigger Drive, Barford, Warwick, CV35 8EY

- Chain Free
- Semi Detached House
- Two Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Spacious Living/Dining Room
- Low Maintenance Rear Garden
- Driveway For Two Cars
- Cul-De-Sac
- Village Location



£285,000

#### ACCOMMODATION

Step through the front door into the hallway. To your left is a cloakroom fitted with wc and basin with an obscure glass window. To your right, the kitchen is fitted with a good range of wall and base units with worktops over, an inset sink beneath a front facing window, a gas hob with extractor, an electric oven, space for fridge-freezer and the boiler neatly housed. Straight ahead, the living room and dining area enjoys natural light thanks to uPVC French doors opening to the rear garden and there is a generous downstairs storage cupboard. Laminate flooring runs throughout the ground floor.

Upstairs, the landing gives you access to the loft. Bedroom one is a good sized double overlooking the rear garden and has its own ensuite shower room fitted with a walk in shower electric unit, wc and wash hand basin. Bedroom two is also a double bedroom with two front aspect windows and a useful cupboard. The family bathroom offers a white suite comprising a bath with shower over, wc and wash hand basin.

#### OUTSIDE

A driveway to the front provides off road parking for two cars. The enclosed garden with side gate access is laid to lawn with a small paving area.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** We have been advised that there is an annual maintenance charge of approximately £226. 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.

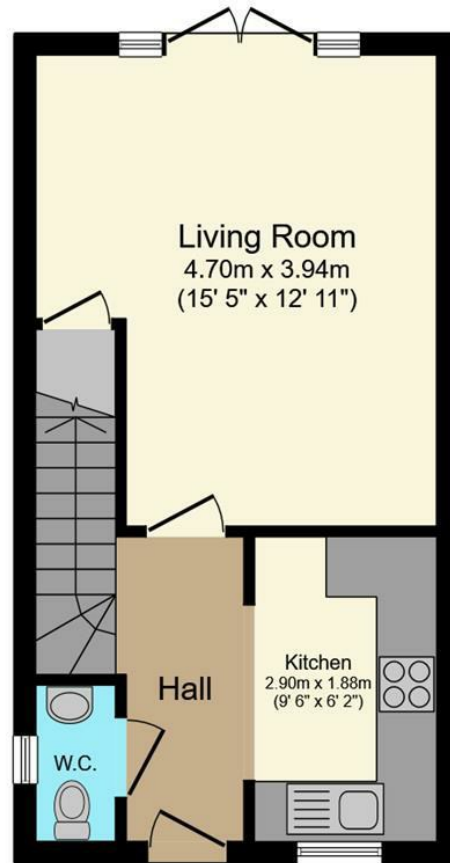
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

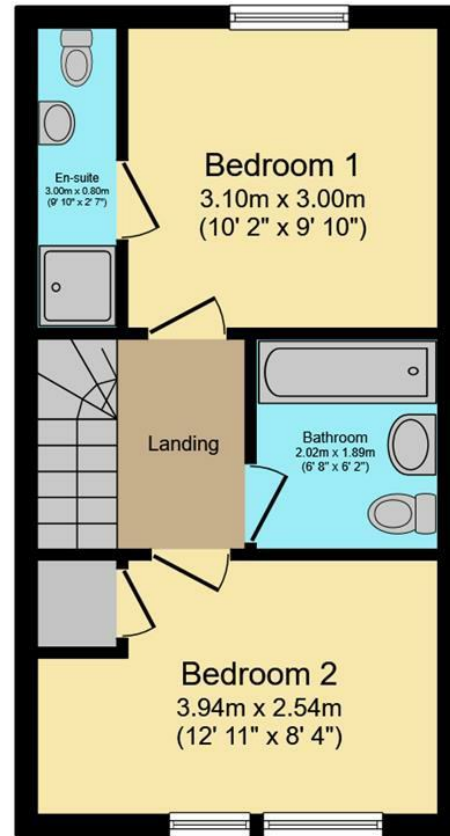
**VIEWING:** By Prior Appointment with the selling agent.



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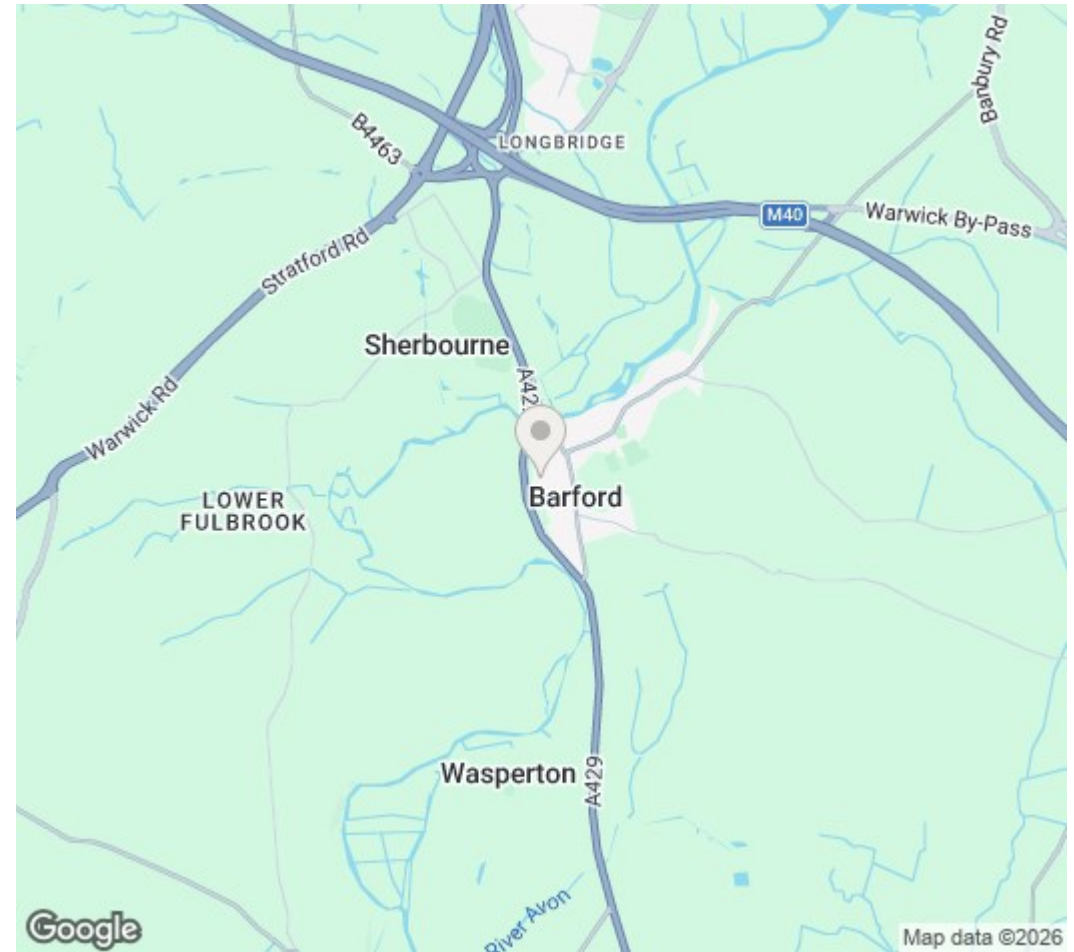
**Ground Floor**  
Floor area 31.4 sq.m. (338 sq.ft.)



**First Floor**  
Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 62.7 sq.m. (675 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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