





This spacious, well proportioned two-bedroom ground-floor Maisonette is situated in a cul-de-sac setting in the popular village of Barford. Private entrance, L-shaped reception hall, living room with wood burner, and double glazed doors to rear garden, fitted kitchen, two double bedrooms, bathroom with shower, open-plan lawned front garden and good sized rear gardens and garden stores. EPC C. Ideal first-time buy or investment property. The property is currently let out & managed by EHB Lettings.

Location

The popular village of Barford has a very lively community shop, a thriving drama group, playgroup, nursery, art gallery, school, and pubs. There are some beautiful walks to be taken

from the house and Warwick Castle parklands are also close by. Access to major road and rail services are only a few minute's drive away and Warwick, Leamington Spa, and Stratford are very near for major shopping, sightseeing, or the theatre.

Approach

Through a UPVC double glazed entrance door into:

L Shaped Entrance Hall

Tiled floor, radiator, built-in shelved storage cupboard. Doors to:

Living Room

15'5" x 12'0" (4.71 x 3.66)

Radiator, Stovax wood burner set on a marble hearth, built-in storage cupboard to one chimney alcove with display area

over, and double glazed double opening French doors provide access to the garden.

Fitted Kitchen

8'10" x 8'0" (2.68 x 2.45)

A range of matching base and eye level units, wood effect worktops, and complementary tiled splashbacks. Built-in oven and four ring gas hob with extractor unit over, Bosch slimline dishwasher, Bosch washing machine, Hotpoint fridge/freezer, tiled floor, wall mounted Vaillant combi gas-fired boiler, and a double glazed window.

Bedroom One

14'10" x 9'1" Max (4.51 x 2.77 Max)

Radiator, concealed wardrobe space providing ample hanging rail and storage, and a double glazed window to the rear aspect.



Bedroom Two

10'9" x 10'8" (3.27 x 3.24)

Radiator and a double glazed window to front aspect.

Bathroom

White suite comprising corner bath with shower system over, WC, pedestal wash hand basin, complementary tiled splashbacks, tiled floor, radiator, and two double glazed windows to front aspect.

Outside

There is an open-plan front garden which is laid to lawn with a pathway to the entrance door.

The rear garden is designed for ease of maintenance being laid to pave and with a section of grass, stocked borders, two brick-built stores, and a side pedestrian access.

Tenure

The property is Leasehold with vacant possession upon completion of the purchase. Leasehold is 125 years from 14th October 2002. The service charge is approximately £40.00 PA. Ground Rent is approximately £10.00 PA. This is for information purposes only and must be verified by a Solicitor. COUNCIL TAX BAND A

Services

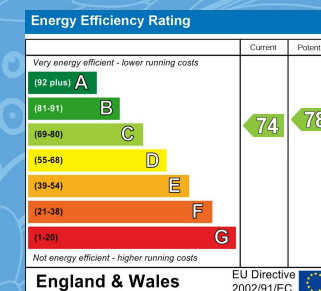
All mains services are understood to be connected to the property. NB We have not tested the heating system, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own inquiries.

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