



Connells

Verdon Place
Barford Warwick

Verdon Place Barford Warwick CV35 8BT

for sale offers over
£450,000



Property Description

This stunning home is presented to a high standard and features tall ceilings and plenty of natural light throughout. It is set within a quiet cul-de-sac and looks out onto gorgeous communal gardens to the rear.

This well presented family home is arranged over three floors and in brief comprises, spacious entrance hall, downstairs cloakroom, study/bedroom three and access to the integral garage. On the first floor there is a light and airy lounge with stunning views of the gardens and a modern kitchen diner. Situated on the top floor are two beautifully presented double bedrooms with dual aspect and built in wardrobes. There is also a modern family bathroom with tall ceilings.

Verdon Place is less than a 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival and weekend markets.

The Location

Barford is a desirable village and civil parish in the Warwick district of Warwickshire, about three miles south of Warwick. The river Avon runs through the village, there is a Saxon church, primary school and lots of community spirit. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute.

The village is perfect for commuters, conveniently situated for both Warwick and Stratford upon Avon. The M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London Marylebone and Birmingham Moor Street along the Chiltern Line.

Entrance Porch

Door into hallway.

Entrance Hall

Understairs storage, wood flooring, Worcester boiler.

Cloakroom

Wash hand basin with storage and WC.

Lounge

16' x 15' 2" (4.88m x 4.62m)

Sliding door to rear and carpeted flooring.

Kitchen

16' L-Shaped room. x 15' (4.88m L-Shaped room. x 4.57m)

Fitted with a range of wall and base units with work surface over, built in dishwasher, washing machine and fridge freezer. Range cooker, tiled flooring and double glazed window to front.

Landing

Airing cupboard, loft hatch, tall ceiling and carpeted flooring.

Bedroom One - Top Floor

15' 11" x 11' (4.85m x 3.35m)

Double glazed window to rear with shutters, wardrobes, carpeted flooring.

Bedroom Two - Top Floor

9' 4" x 7' 8" (2.84m x 2.34m)

Two double glazed windows to front with shutters, wardrobes and carpeted flooring.

Bedroom Three - Ground Floor

11' 11" x 8' 4" (3.63m x 2.54m)

Bedroom 3 / study

Double glazed window to rear with shutters and carpeted flooring.

Bathroom

Double shower, tiled floors and walls, WC, wash hand basin and window.

Rear Garden

South facing private courtyard, stone patio and communal greenery area.

Parking

Two parking spaces.

Garage

16' 10" x 8' (5.13m x 2.44m)

Up and over door with power and light.

Vendors Notes

New front and garage door.

Front store - meters.

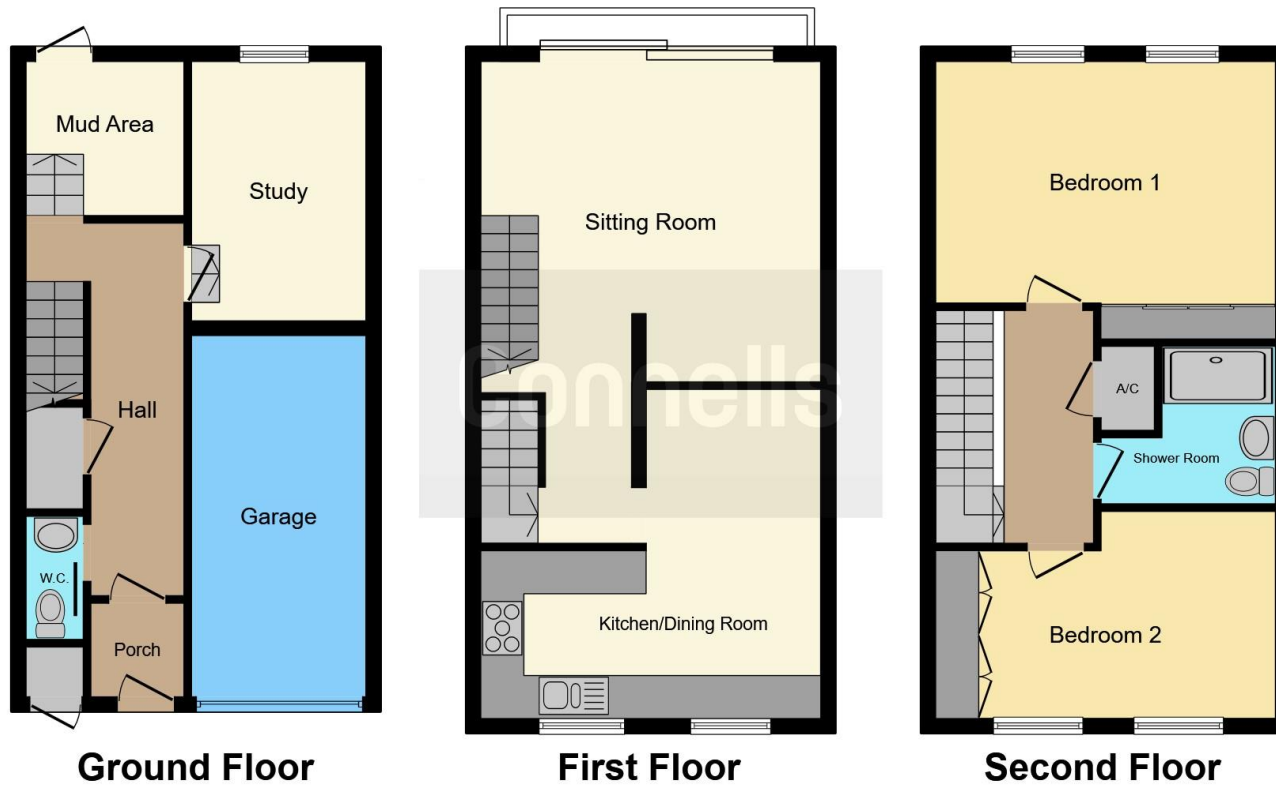
Vendors Notes - Maintenance

Maintenance FEE for the communal garden areas surrounding the house is managed by a limited company set up and run by the residents - 2024 FEE is £60 per month.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D

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Tenure: Freehold



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