



8 Market Way,
Henley-in-Arden, Warwickshire, B95 5FD
£1,495 Per Month

A well-presented end of terrace property briefly comprising; three bedrooms, two bathrooms (including one en-suite), good-sized lounge, breakfast kitchen and downstairs WC. It further benefits from a private rear garden and allocated parking for two cars.

The popular and picturesque former market town of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants (including The Mount by Glynn Purnell, which has been awarded two "AA" rosettes), dentist, and medical centre. The property is also conveniently located for major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon.



The property is set back from the road and approached via paved pathway with a lawned area to either side. The composite front door, with canopy storm porch above, opens into:

Entrance Hall

15'5" x 6'10" (4.70m x 2.10m)

Staircase rising to the first floor, door to understairs storage cupboard, and radiator. Door into:

Breakfast Kitchen

10'2" x 8'6" (3.10m x 2.60m)

UPVC double glazed window to the front, fitted kitchen with a range of Shaker-style wall, drawer and base units with roll top work surfaces and matching upstands over, inset single bowl/single drainer stainless steel sink with chrome mixer tap over, built-in "AEG" electric oven, inset 4-ring "AEG" electric hob with stainless steel splashback panel and extractor fan over, space for a fridge-freezer, space and plumbing for a washer/dryer, and wall mounted "Ideal" gas-fired combination boiler.

Downstairs WC

6'2" x 4'11" (1.90m x 1.50m)

Low level WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and radiator.

Lounge

15'5" x 11'9" (4.70m x 3.60m)

UPVC double glazed French doors leading to the rear garden, feature fire surround with marble hearth and inset electric fire, and radiator.

First Floor Landing

With radiator. Door into:

Bedroom One

10'2" (to front of wardrobes) x 9'6" (plus doorway (3.10m (to front of wardrobes) x 2.90m (plus doorway)

UPVC double glazed window to the front, built-in wardrobe with hanging rail, shelving and drawers, and radiator. Door into:

En-Suite Shower Room

5'10" x 5'6" (1.80m x 1.70m)

Obscure UPVC double glazed window to the front, 3-piece suite comprising; shower cubicle with sliding glazed doors and mains fed shower over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor fan, shaver point, tiling to splashback areas, and chrome ladder-style heated towel rail.

Bedroom Two

10'5" x 8'6" (max) (3.20m x 2.60m (max))

UPVC double glazed window to the rear, built-in wardrobe with hanging rail and shelving, and radiator.

Bedroom Three

10'2" (max)/6'6" (min) x 6'6" (3.10m (max)/2.00m (min) x 2.00m)

L-shaped; with UPVC double glazed window to the rear, built-in wardrobe with hanging rail and shelving, and radiator.

Family Bathroom

6'10" x 5'10" (2.10m x 1.80m)

3-piece suite comprising; panelled bath with glass screen, electric shower and chrome hot-and-cold taps over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor fan, tiling to splashback areas, and radiator.

Rear Garden

Paved patio and lawned areas with a range of mature shrubs, bound on all sides by timber fencing.

Parking

To the front of the property, there is allocated parking for two vehicles.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired combination boiler, which is located in the breakfast kitchen.

Council Tax:

Stratford-on-Avon District Council - Band D

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

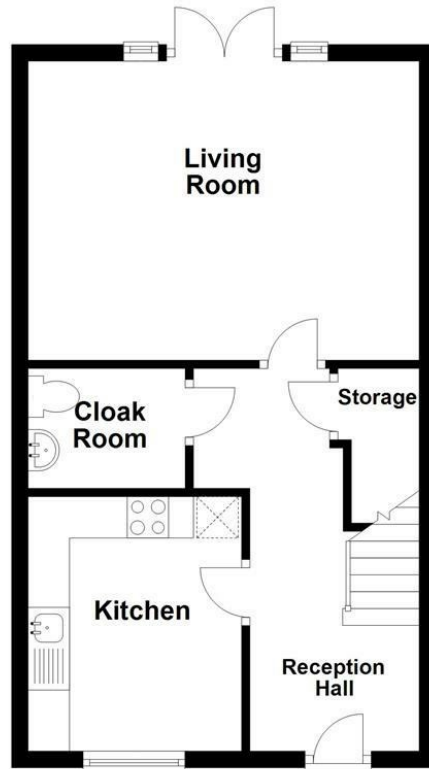
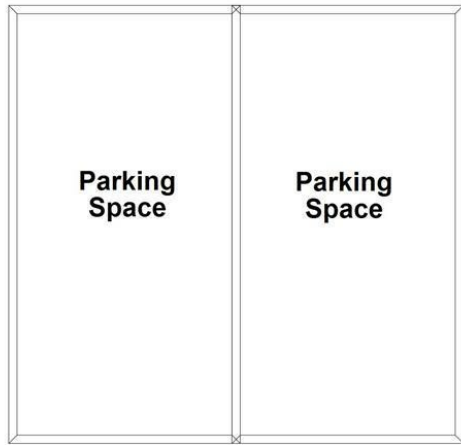
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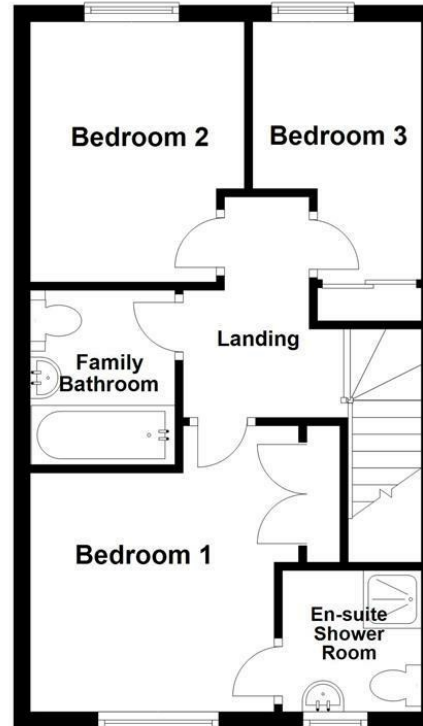
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 78.9 sq. metres (849.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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