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**6 Greengates,
Henley-In-Arden, Warwickshire, B95 5FR
£285,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated in the select development of Greengates, which is only a short walk from the Henley-in-Arden High Street, this recently redecorated mid-terraced property briefly comprises; two bedrooms, two bathrooms (including one en-suite), good-sized living room, fitted kitchen, and conservatory. It further benefits from a rear courtyard garden, off-road parking, and UPVC double glazing throughout.

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.



From the High Street, the property is approached through a pedestrian wrought iron gate and by car, it is accessed via Bear Lane from Station Road.

The UPVC part glazed front door, with canopy storm porch above, opens into:

Living Room

16'4" x 12'9" (max) (5.00m x 3.90m (max))

UPVC double glazed bay window to the front, further UPVC double glazed window to the side, staircase rising to the first floor, door to understairs storage cupboard, wall mounted electric fire with marble hearth, wall mounted electric convector heaters, and wood effect laminate flooring. Door into:

Kitchen

12'9" x 6'6" (3.90m x 2.00m)

UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with square edged granite work surfaces over, inset 1.5 bowl stainless steel sink with chrome mixer tap over, built-in "Hotpoint" double oven, inset 4-ring "Bosch" electric hob with extractor fan over, integrated fridge-freezer, integrated dishwasher, space and plumbing for an automatic washing machine, and wood effect laminate flooring. Arched opening through to:

Conservatory

8'10" x 7'6" (2.70m x 2.30m)

Of UPVC construction; with double glazed windows to the side and rear, and double glazed French doors leading to the rear courtyard garden.

First Floor Landing

Hatch giving access to the loft, and UPVC double glazed window to the rear. Door into:

Airing Cupboard

Housing the factory insulated hot water cylinder.

Bedroom One

12'5" x 10'9" (to front of wardrobes) (3.80m x 3.30m (to front of wardrobes))

UPVC double glazed windows to the front, a range of built-in wardrobes with hanging rail and shelving, and electric convector heater.

Main Bathroom

7'2" x 5'6" (2.20m x 1.70m)

Recently redecorated; with obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with "Bristan Joy" electric shower and chrome hot-and-cold taps over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashback areas, and heated towel rail.

Bedroom Two

12'9" (max) x 9'6" (3.90m (max) x 2.90m)

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

En-Suite Shower Room

7'2" x 3'7" (2.20m x 1.10m)

Velux window, 3-piece suite comprising; shower cubicle with "Triton T80 SI" electric shower over, low level "Saniflo" WC, pedestal wash hand basin, extractor fan, tiling to splashback areas, and laminate flooring.

Rear Courtyard Garden

Paved patio with raised seating area and flower borders, being bound on all sides by timber fencing. There is a timber gate that gives pedestrian access to the front of the property.

Parking

To the side of the property, there is private undercover parking for one car.

Additional Information

Services:

Mains drainage, electricity and water are connected to the property. The heating is via electric convector heaters.

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale. There is a service charge of approximately £75 per half year.

Council Tax:

Stratford-on-Avon District Council - Band D

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

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

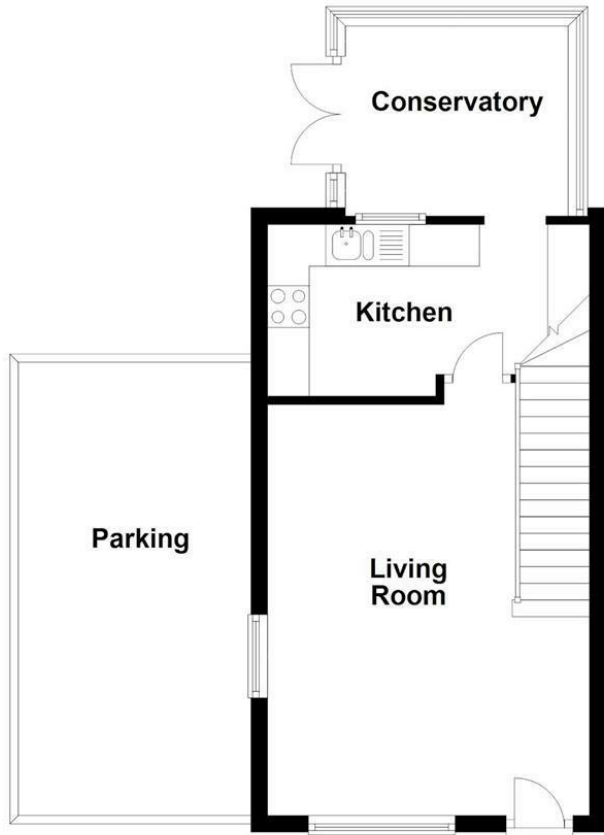
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Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 74.7 sq. metres (803.5 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	81
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		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

