



**2 Riverside Gardens
Henley-In-Arden, Warwickshire, B95 5JX
Offers In The Region Of £335,000**

A well presented two bedroomed bungalow situated in the sought after development of Riverside Gardens, just a moments stroll to the High Street. The property benefits from a large road frontage with driveway and features a large living room, re-fitted kitchen, conservatory, two double bedrooms, re-fitted shower room and en-suite. Further benefiting from an attractive rear garden.

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational opportunities, a number of pubs and restaurants as well as a doctor's surgery and dentist. It is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located 7 miles and 5 miles respectively. Henley-in-Arden also has a railway station with regular trains to Birmingham City Centre and Stratford-upon-Avon.



Situated in the sought after development of Riverside Gardens, just a moments stroll from the local amenities in Henley-in-Arden. The property is set back from the road behind a block paved driveway and large lawn and gravelled foregarden. A paved footpath leads to the front of the property with a UPVC double glazed front door opening into:-

Entrance Hall

13'10" x 3'8" (4.22m x 1.13m)

With inset coir mat, radiator, feature coving, hatch giving access to the loft with a drop down ladder and housing the central heating boiler. Door opening into:-

Living/Dining Room

26'3" x 10'2" (8.02m x 3.12m)

With UPVC double glazed window to the front, feature coving, feature fireplace with inset 'living flame' electric fire, two radiators and UPVC double glazed sliding doors to the conservatory.

Kitchen

11'10" x 8'2" (3.62 x 2.49m)

A range of wall, base and drawer units with roll top work surfaces over, inset sink unit with chrome mixer tap, tiling to splash backs, built in 'Siemens' oven and grill, inset 4-ring 'Whirlpool' gas hob with 'Hotpoint' chimney style extractor hood over, integrated 'Bosch' slimline dishwasher, integrated 'Hoover' 8kg automatic washing machine, UPVC double glazed window overlooking the rear garden. Two pull out larder units with wire rack shelving, space for a fridge freezer and tumble dryer, feature coving, and UPVC double glazed door opening into:-

Conservatory

12'10" x 8'11" (3.92m x 2.73m)

With UPVC double glazed windows to three sides and UPVC double glazed sliding doors to the rear garden, radiator, electronically operated roof light and lighting.

Bedroom One

21'1" x 9'10" (6.44m x 3.00m)

UPVC double glazed windows to the side and rear, feature coving, radiator and door opening into:-

En-Suite

6'0" x 5'2" (1.83m x 1.60m)

Quadrant shower cubicle with 'Triton T80' electric shower over, tiling to all walls, pedestal wash hand basin, low level W.C, extractor fan and chrome ladder style heated towel rail.

Bedroom Two

13'3" x 8'10" (4.05m x 2.71m)

With UPVC double glazed bow window to the front, radiator, feature coving and built in wardrobe with fitted hanging rail and shelving.

Shower Room

10'1" x 5'0" (3.08m x 1.54m)

Fully tiled to all walls with large walk in shower unit with mains fed 'Drench Head' shower over and additional hand held attachment, floating vanity unit with inset wash hand basin and chrome mixer tap over, low level W.C with concealed cistern, UPVC double glazed window to the front, ladder style heated towel rail and extractor fan.

Rear Garden

Mainly laid to lawn with block paved patio area, mature borders housing a range of plants, shrubs and bushes. There is a cold water tap and timber shed. A timber gate gives rear access to the front of the property.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property. New electric Fuse Board installed October 2024

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Flood Risk:

This location is in 'Flood Zone 2. For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>. The property has never flooded.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

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

Viewing:

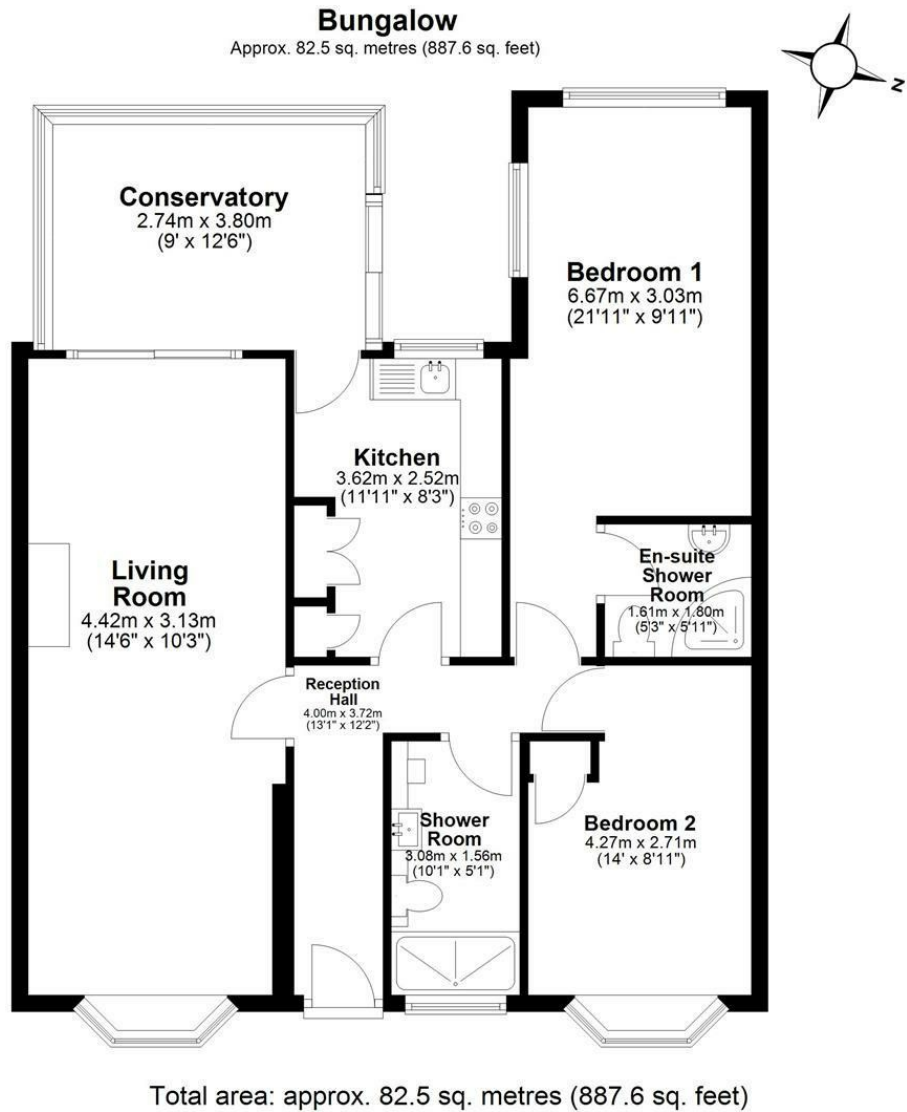
Strictly by prior appointment with Earles (01564 794 343).

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

