



21 Westham Lane

Barford, Warwick **CV35 8DP**

£119,000

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Set within the heart of a small development in the popular village of Barford, a three bedroomed semi-detached family house which is 35% shared ownership and the next owner can staircase the property. The accommodation in brief comprises of an entrance hall, kitchen with built-in appliances, lounge/dining room and a ground floor cloakroom. The first floor offers three bedrooms and family bathroom. Outside there is a front and rear garden and private parking for two vehicles with an electrical charging point.

LOCATION

The popular village of Barford has a very lively community shop with internet café, a thriving drama group, play group, 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 minutes drive away and Warwick, Leamington Spa and Stratford upon Avon are very near for major, shopping, sight-seeing or the theatre.

ON THE GROUND FLOOR

ENTRANCE HALL

Having gas central heating radiator, doors leading off the cloakroom, kitchen and lounge/diner and stairs to the first floor:

LOUNGE/DINER

5.52m x 5.01m (18'1" x 16'5")

Having double glazed windows to the rear elevation, French doors leading out to the rear garden, two gas central heating radiators and a storage cupboard.

KITCHEN

3.55m x 2.48m (11'7" x 8'1")

Having built-in appliances to include a four ring gas hob, oven with extractor fan above, sink unit, built-in dishwasher, space for washing machine, built-in fridge freezer, gas

central heating radiator, combination Ideal boiler and double glazed window to the front elevation.

CLOAKROOM

Having low level WC, tiled flooring and sink unit. Double glazed frosted window to the front elevation along with a gas central heating radiator.

ON THE FIRST FLOOR

LANDING

Having doors leading off to all three bedrooms, the family bathroom and a door to the airing cupboard, also having access to the part boarded loft space which has lighting and a ladder giving access.

BEDROOM ONE

5.00m x 2.34m (16'4" x 7'8")

Having a double glazed window to the front elevation, gas central heating radiator and space for bedroom furniture.

BEDROOM TWO

4.53m x 2.74m (14'10" x 8'11")

Having a double glazed window to the rear elevation and gas central heating radiator.

BEDROOM THREE

3.09m x 2.14m (10'1" x 7'0")

Having a double glazed window to the rear elevation and a gas central heating radiator.

Features

Semi-Detached House

Lounge/Diner

Kitchen

Downstairs Cloakroom

Three Bedrooms

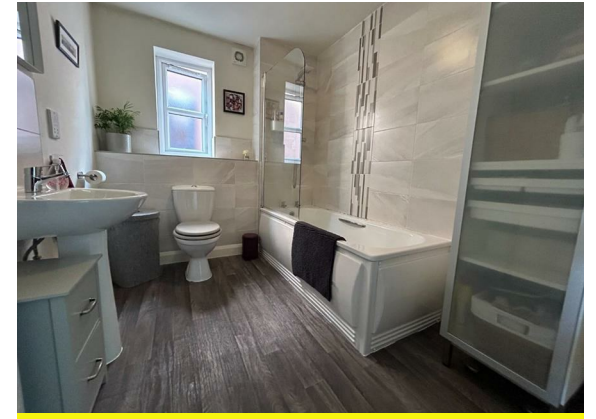
Family Bathroom

Parking to Front

Garden to Rear

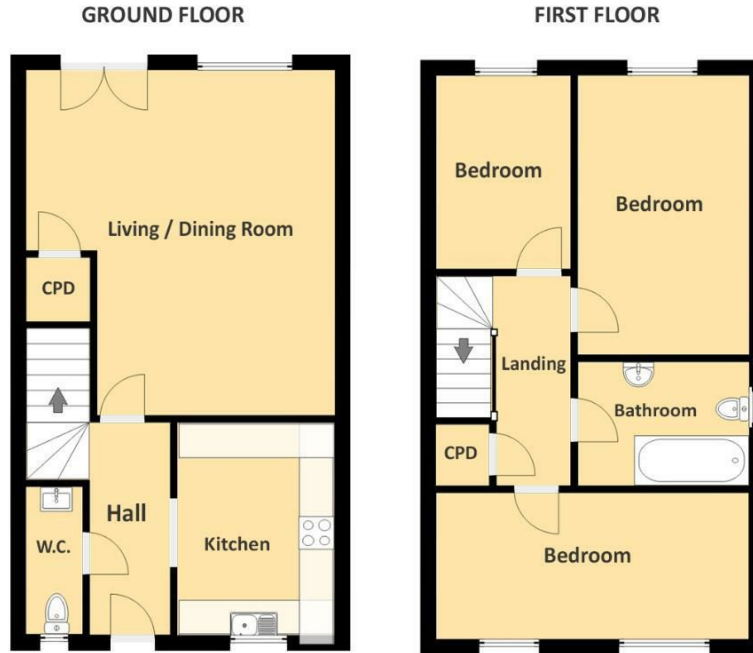
35% Share





Floorplan

Internal Living Area 923 sq ft /85.79m2



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General Information

Tenure

Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

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