

## HIGH STREET, BARFORD CV35 8BU



**LOCATED IN THE POPULAR VILLAGE OF BARFORD THIS TWO BEDROOM PROPERTY HAS BEEN COMPLETED TO A HIGH STANDARD. INTERNAL VIEWING IS HIGHLY RECOMMENDED**

- **BARN CONVERSION**
  - Oak flooring
- **BEDROOM WITH FITTED WARDROBES**
  - Bathroom with limestone flooring
  - Separate shower cubicle
- **Restrictions: Not suitable for pets or children.**
  - It now has an EV charging point.
- **SOUGHT AFTER VILLAGE LOCATION**
  - **FURNISHED PROPERTY**

**2 BEDROOMS**

**£1,100 PCM**

Hawkesford are pleased to offer this delightful BARN CONVERSION located in the heart of Barford village. The property has been redecorated throughout and is presented in very good order. With two allocated parking spaces and courtyard garden area.

The ground is open plan living area with oak flooring and to the first there is a main double bedroom and further occasional bedroom /study

VIEWING RECOMMENDED

### **Kitchen Area**

Fully fitted kitchen with white floor and wall cupboards with free standing fridge/freezer, integrated gas hob and electric oven with extractor fan over. Free standing washing machine and free standing dishwasher

### **Living Area 22'11" x 12'4" (6.986 x 3.754)**

Solid wood floor, neutral décor, spotlights to ceiling, 2 gas central heating radiators, wooden framed double glazed door to front elevation with double glazed panels to either side, 2 chocolate brown coloured sofa, coffee table and rug to floor. Small amount of under stair storage with an ironing board, iron and Hoover.

First Floor:

Landing: having neutral carpet and décor and original beams, giving access to;

### **Bedroom One 12'11" x 12'0" (3.679m x 3.66)**

With neutral carpet and décor, original beams visible, 2 light points to ceiling, 2 light points to wall, triple fitted wardrobe, gas central heating radiator, 5ft double bed, matching bed side tables and chest of drawers. Wooden framed, double glazed window to front elevation and gas central heating radiator.

### **Bedroom Two/Study 8'2" x 8'1" (2.485 x 2.464)**

With neutral carpet and décor, original beams visible with gas central heating radiator, double glazed window to side elevation and to ceiling height, light point to ceiling, pine desk

### **Bathroom**

Having limestone tiles to floor and to wall in shower cubicle, neutral décor with original beams visible, window to ceiling height, light point to ceiling. Bathroom is fitted with a pedestal wash basin, walk in shower cubicle, bath with mixer tap and low level WC. Heated towel rail and airing cupboard with boiler and small amount of storage.

### **Outside**

Front Courtyard garden area with a table and four chairs

Two allocated parking spaces and EV charging Point

### **Council Tax**

The Council tax is a band C from Warwick District Council.

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**Holding Deposit**

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 \* 12 / 52 = £173)

**Landlords Comment**

2. It now has an EV charging point.
3. It also has the fastest level of broadband that can be purchased.

