

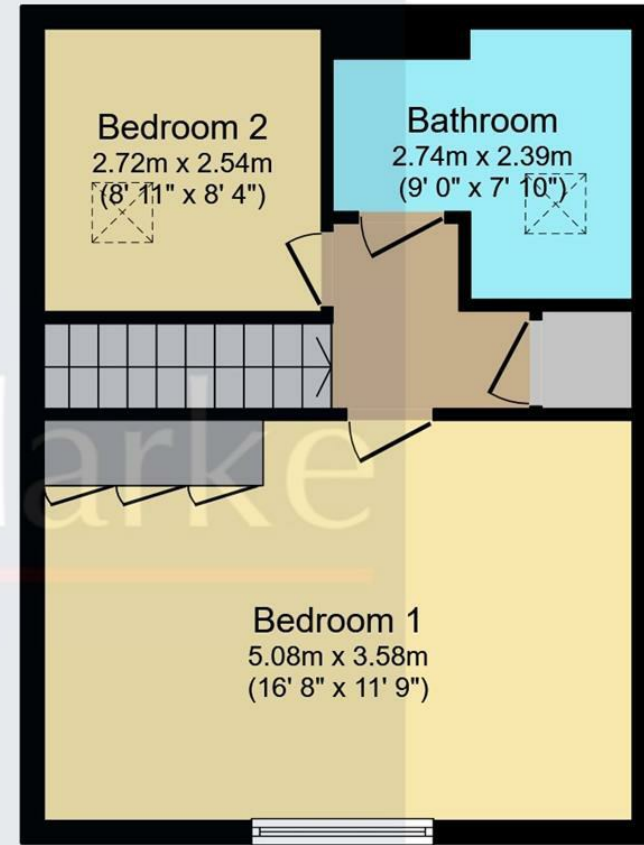


Peter Clarke

5 The Mill Green Hill Farm, Bishops Itchington, Southam, CV47 2SS



Ground Floor



First Floor

Total floor area 90.8 m² (978 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Three bedrooms
- Two receptions
- Fitted kitchen
- Semi detached
- Family Bathroom
- Shower room
- Private development
- No forward chain



Offers Over £375,000

This is a charming and well-presented barn conversion set on an attractive private development which is located within one and a half miles from the popular village of Harbury. This is within easy reach of the local shops, schools and amenities and has easy access to local transport links. The property is sizable throughout comprising an entrance hall, living room, dining room, fitted kitchen, three bedrooms, shower room, bathroom and garden. The property is being sold with no forward chain and viewing is highly recommended.

APPROACH

With allocated parking, lawn to the front and path leading to the front door.

ENTRANCE

With door to the front and inner hall.

LIVING ROOM

With window to the front and door to the side giving access to the garden, gas burning stove, television point and stairs leading to the first floor.

DINING ROOM

With window to the side.

KITCHEN

Fitted with wall and base mounted units with work surface over, integrated appliances including, washer dryer, dishwasher, fridge freezer, gas hob with extractor over and electric oven. Window to the side and wood effect flooring.

BEDROOM TWO

Located on the ground floor, this is a double room with fitted wardrobes and window to the side.

SHOWER ROOM

A ground floor shower room with WC, shower cubicle and wash hand basin.

LANDING

With airing cupboard.

BEDROOM ONE

A sizable double room with window to the front, fitted wardrobes and boarded eves storage.

BEDROOM THREE

Another good-sized room with Velux style roof light and boarded eves storage.

BATHROOM

With separate bath and shower cubicle, WC, pedestal sink and Velux style roof light.

GARDEN

A low maintenance garden, mainly paved with gravel area, fence borders with beds surrounding and gated access to the front.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. We have been informed by the vendor that there is an annual maintenance charge for the communal grounds of £1320. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and gas are connected to the property. However this should be checked by your solicitor before exchange of contracts.







RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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