

Peter Clarke



11 Barford Approach, Whitnash, Leamington Spa, CV31 2RU



- Well proportioned two double bedroom bungalow
- Modern family bathroom
- 17ft. living/dining room
- Modern fitted kitchen
- Recently installed boiler
- Driveway parking and single garage
- Lawned gardens to both front and rear
- NO FORWARD CHAIN



Price Guide £285,000

This deceptively spacious and well presented two double bedroom semi-detached bungalow is located on a quiet cul-de-sac in the ever popular village of Whitnash lying within easy reach of the fantastic local amenities, schools and commuter links. Having internal accommodation comprising entrance porch, well proportioned living/dining room, modern fitted kitchen, two double bedrooms and a family bathroom. Outside, the property features a well maintained lawned foregarden, driveway parking for three cars and a detached single garage benefiting from side access, power and lighting. To the rear of the home is a beautifully maintained and mature lawned garden with well stocked plant and shrub borders and paved dining terrace.

The property is available with no forward chain.

#### APPROACH

accessed from Barford Approach via a paved driveway leading up to footpath, which in turn leads to an enclosed porch.

#### ENCLOSED PORCH

with quarry tiled flooring and timber and glazed internal door opening in to:

#### LIVING ROOM

This well proportioned living room has a large double glazed window to the front elevation looking out on to the foregarden and benefits from high grade wood laminate flooring and central heating radiator. With internal door leading through to:

#### INNER HALLWAY

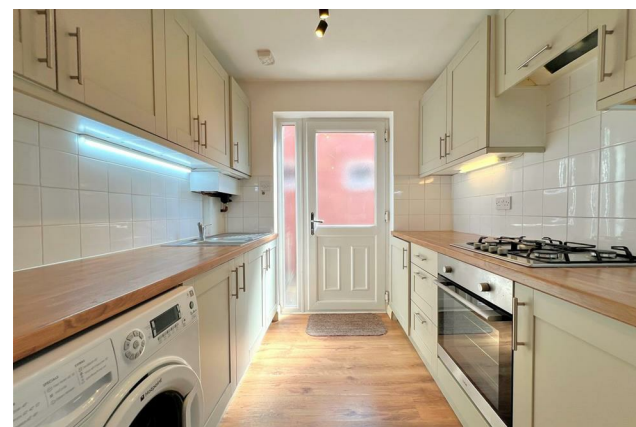
From here, the kitchen, bathroom and both bedrooms are accessed, as well as loft storage area via a drop down loft hatch. With high grade vinyl flooring and central heating radiator.

#### MODERN FITTED KITCHEN

This contemporary style modern fitted kitchen comprises a range of shaker wall and base mounted units with contrasting wood effect work surfaces over and integrated appliances including fan assisted electric oven, four ring gas hob and overhead extractor, low level fridge, and space and plumbing for washing machine. With an inset one and one half bowl sink and drainer unit, the kitchen also plays host to the recently installed Worcester Bosch combination central heating boiler. With uPVC double glazed window and side access door leading to enclosed portion of the driveway.

#### BEDROOM ONE

This well proportioned double bedroom has a large rear facing double glazed window looking out on to the lawned rear garden, with central heating radiator and newly installed carpet.

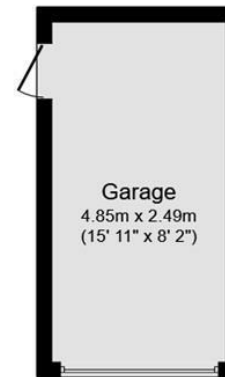


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**Floor Plan**

Floor area 54.3 sq.m. (584 sq.ft.)



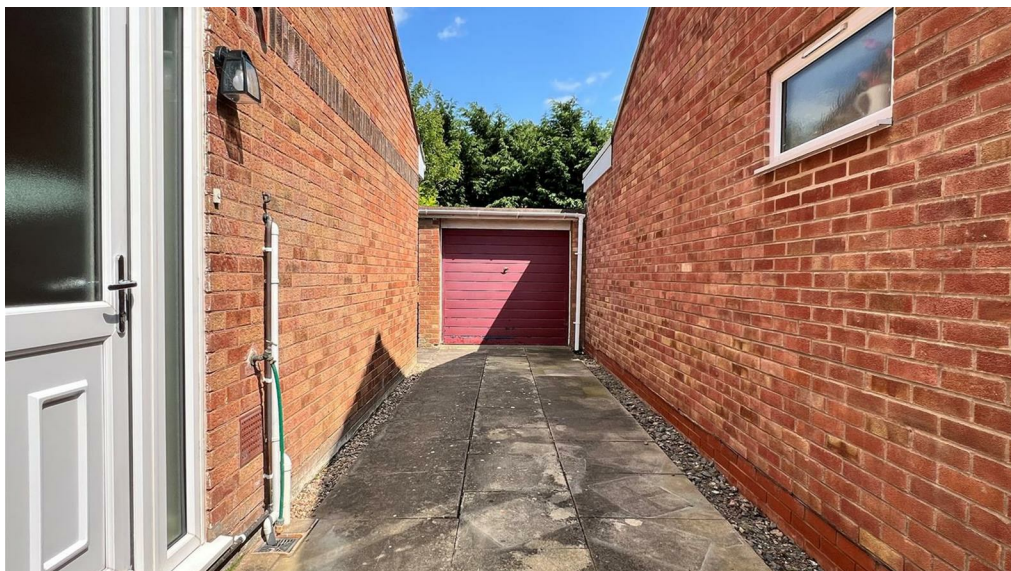
**Garage**

Floor area 12.1 sq.m.  
(130 sq.ft.)

**Total floor area: 66.4 sq.m. (714 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## BEDROOM TWO

also accessed from the inner hallway is Bedroom Two, another double capable bedroom, having central heating radiator, rear facing double glazed window and newly installed carpet.

## FAMILY BATHROOM

This modern white suite comprises low level WC and dual flush, pedestal wash hand basin with chrome fittings and panelled bath with electric Mira shower over and folding glass screen. Having ceramic tiling to floor and all splashback areas, centrally heated towel rail, and useful enclosed airing cupboard.

## OUTSIDE TO FRONT

is a well maintained lawned foregarden, and driveway parking for three cars.

## DETACHED SINGLE GARAGE

benefiting from side access, power and lighting.

## REAR GARDEN

A beautifully maintained and mature, lawned garden with well stocked plant and shrub borders and paved dining terrace.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water, gas and drainage 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 C.

**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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Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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