



7 Twigger Drive, Barford, Warwick, Warwickshire, CV35 8EY

- NO CHAIN
- Located In The Heart Of The Village
- Three Bedrooms
- Kitchen/Diner
- Living Room
- Garage
- EPC B
- Large, Enclosed Private Rear Garden
- Beautiful Timber Garden Home Office
- Positioned In A Quiet Cul-de-sac



Guide Price £450,000

AN IMMACULATLY PRESENTED THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY PARKING, GARAGE AND NO CHAIN.

APPROACH

tarmac driveway leading to paved footpath, which in turn leads up to a composite and double glazed front door. This then opens in to:

ENTRANCE HALL

stairs to first floor, doors to

GUEST WC

comprising a modern two piece suite with low level WC and dual flush, pedestal wash hand basin with chrome monobloc tap, ceramic tiling to floor and all splashback areas and wall mounted vanity mirror.

CLOAK STORAGE CUPBOARD

LIVING ROOM

Dual aspect with French doors to the rear garden.

KITCHEN/DINING ROOM

Dual aspect room comprising providing both kitchen and dining. Integrated appliances include fridge and freezer, four ring electric hob with extractor, fan oven, dishwasher and washer/dryer.

FIRST FLOOR LANDING

doors to bedrooms, bathroom and loft storage hatch with drop down ladder leading to loft storage area.

BEDROOM ONE

door to

EN SUITE SHOWER ROOM

with large shower cubicle and folding glass screen, low level WC and pedestal wash basin.

BEDROOM TWO

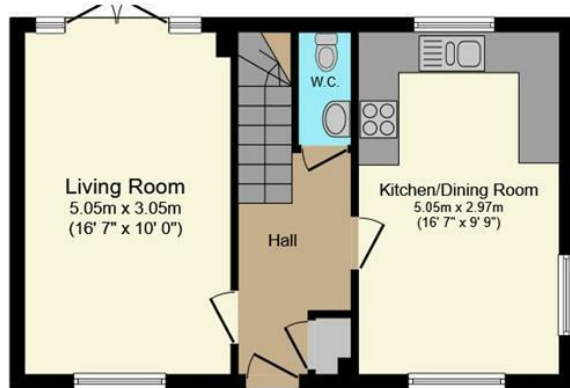
FAMILY BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over and glass shower screen.

BEDROOM THREE

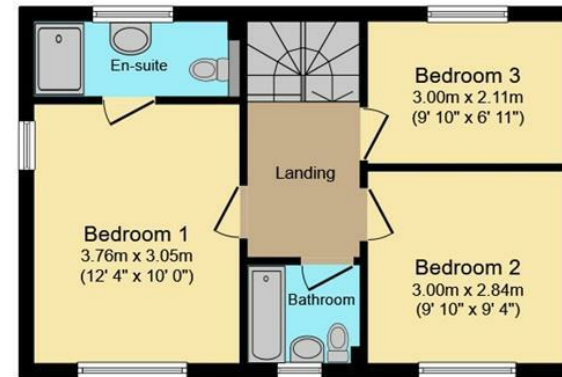


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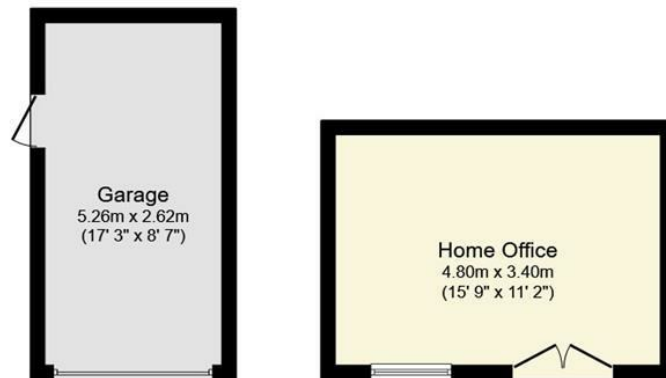
Ground Floor

Floor area 39.9 sq.m. (430 sq.ft.)



First Floor

Floor area 39.9 sq.m. (430 sq.ft.)

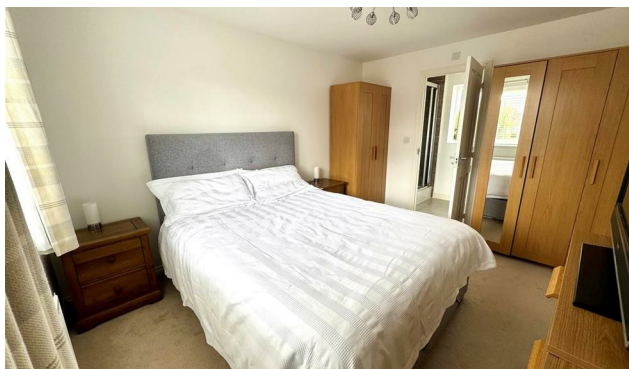


Outbuilding

Floor area 29.6 sq.m. (318 sq.ft.)

Total floor area: 109.4 sq.m. (1,177 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



OUTSIDE TO FRONT

is a well maintained and lawned foregarden with paved footpath leading to the front door. Driveway parking for 2+ cars, single garage with up and over door and pedestrian side access.

REAR GARDEN

A delightful, private enclosed, larger than average rear garden laid mainly to lawn with patio area, pedestrian gate to the drive, and outside tap.

TIMBER HOME OFFICE

Located at the bottom of the rear garden and benefits from power and lighting. Bi-fold double glazed doors to the front and additional single window

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 gas, electric, water 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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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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Peter Clarke

