

Peter Clarke



12 Canon Price Road, Barford, Warwick, CV35 8EQ

- Located in the lovely village of Barford
- Easy access to motorway networks, Leamington Spa, Stratford & Warwick
- Detached House
- Living - Dining Room
- Modern Kitchen
- Three Bedrooms
- Bathroom, Ensuite Shower Room & Downstairs Cloakroom
- Private & Landscaped Rear Garden
- Tandem Driveway
- EPC Rating B



£425,000

ACCOMMODATION

Accessed via a double glazed front door leading into the naturally light entrance hall. Tiled flooring, wall mounted radiator, stairs rising to the first floor and useful understairs storage cupboard. From the entrance hall there is a door into the cloakroom which is fitted with a wc and wash hand basin. Obscure window to side aspect. Into the kitchen area which is fitted with a range of wall and base units with worktop over, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine, integrated oven with four burner gas hob, stainless steel splashback and extractor above. Large window to front aspect. The living room offers double glazed window overlooking rear garden as well as French doors to rear elevation giving access out in to the garden. Wall mounted radiator, various electric sockets, television and telephone point. Upstairs the first floor landing allows access to loft space. Bedroom one is positioned to the front of the property and boasts fitted wardrobes and drawers. Window to front aspect and wall mounted radiator. Door into ensuite, with shower cubicle, wc and wash hand basin. Obscure window to front. Bedroom two and three both have windows overlooking the rear garden. The bathroom is fitted with a white suite comprising of wc, wash hand basin and bath with shower above. Obscure window to side.

OUTSIDE

A beautifully landscaped and private rear garden which is mainly laid to lawn, with established planted borders, chippings and planted trees. Patio area immediately accessed from the living area and leading to the gated side access. Tandem driveway to the side of the house which leads to the converted detached garage, with the front part having up and over door which is perfect for storage, which the rear of the garage has been converted to a useful study, home office or play room and leads directly out into the garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

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

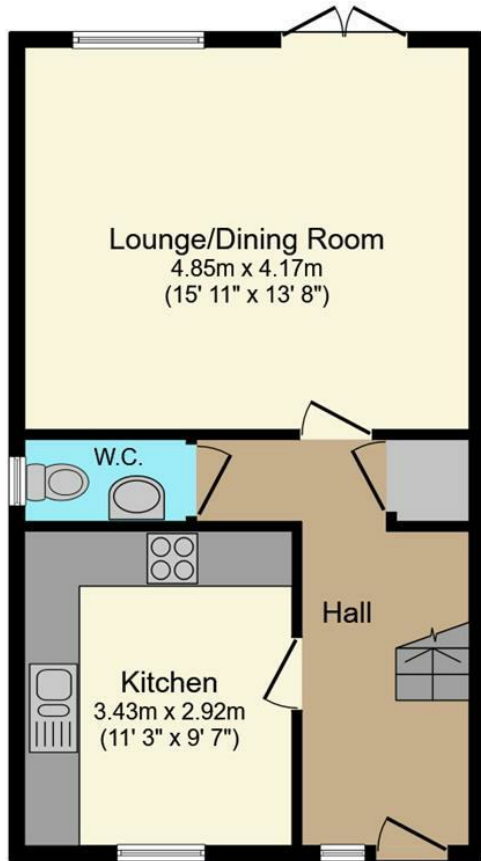
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

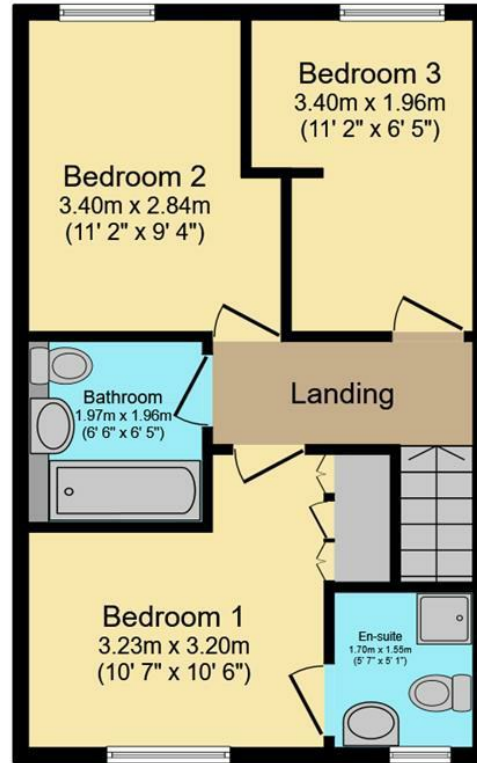
VIEWING: By Prior Appointment with the selling agent.





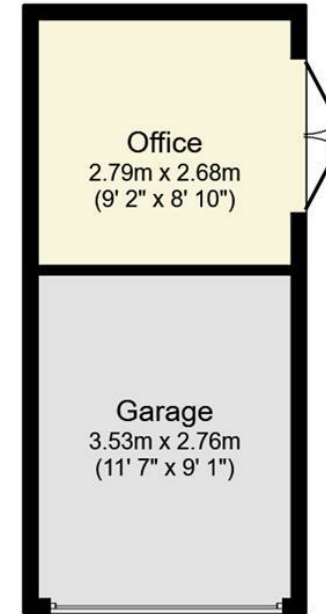
Ground Floor

Floor area 42.2 m² (454 sq.ft.)



First Floor

Floor area 38.5 m² (414 sq.ft.)



Outbuilding

Floor area 17.4 m² (188 sq.ft.)

TOTAL: 98.1 m² (1,056 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





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