





A modern, extremely well presented two-bedroom DETACHED Coach House style property located in the well-served village of Barrow. The property is in a prime location within walking distance to the local amenities. It offers spacious accommodation with a stylish open plan kitchen, dining and sitting room, two double bedrooms and a modern bathroom. The property also offers off street parking, driveway leading to a garage and access to the rear courtyard south east facing garden. Viewing is recommended to appreciate this desirable property.

### Entrance Hall

Stairs leading to landing.

### Landing

12' 4" x 6' 9" (3.76m x 2.05m)

Large inviting space with storage cupboard and skylight to rear. Radiator.

### Kitchen/Dining/Sitting Room

18' 1" x 13' 0" (5.51m x 3.96m)

Modern shaker style kitchen with ample wall and base, cupboard and drawer units with worktops over. Inset sink and drainer, electric hob and oven, washing machine, dishwasher and fridge freezer. The room opens to a sitting and dining area perfect for entertaining. Windows to front and skylights to rear. Radiator.

### Bedroom 1

11' 7" x 11' 1" (3.53m x 3.37m)

Double room with large storage cupboard and window to front. Radiator.

### Bedroom 2

11' 1" x 7' 5" (3.37m x 2.27m)

Double sized room with storage cupboard and window to front. Radiator.

### Bathroom

7' 3" x 6' 8" (2.20m x 2.02m)

Stylish bathroom with a vanity sink and WC unit. Bath with waterfall shower head over and separate handheld shower head. Heated towel rail and skylight to rear.

### Front garden

Laid to a block paved driveway offering off street parking.

### Rear Garden

South east facing courtyard garden with established shrubs and trees offering privacy. Shingle seating area, gated access and oil tank.

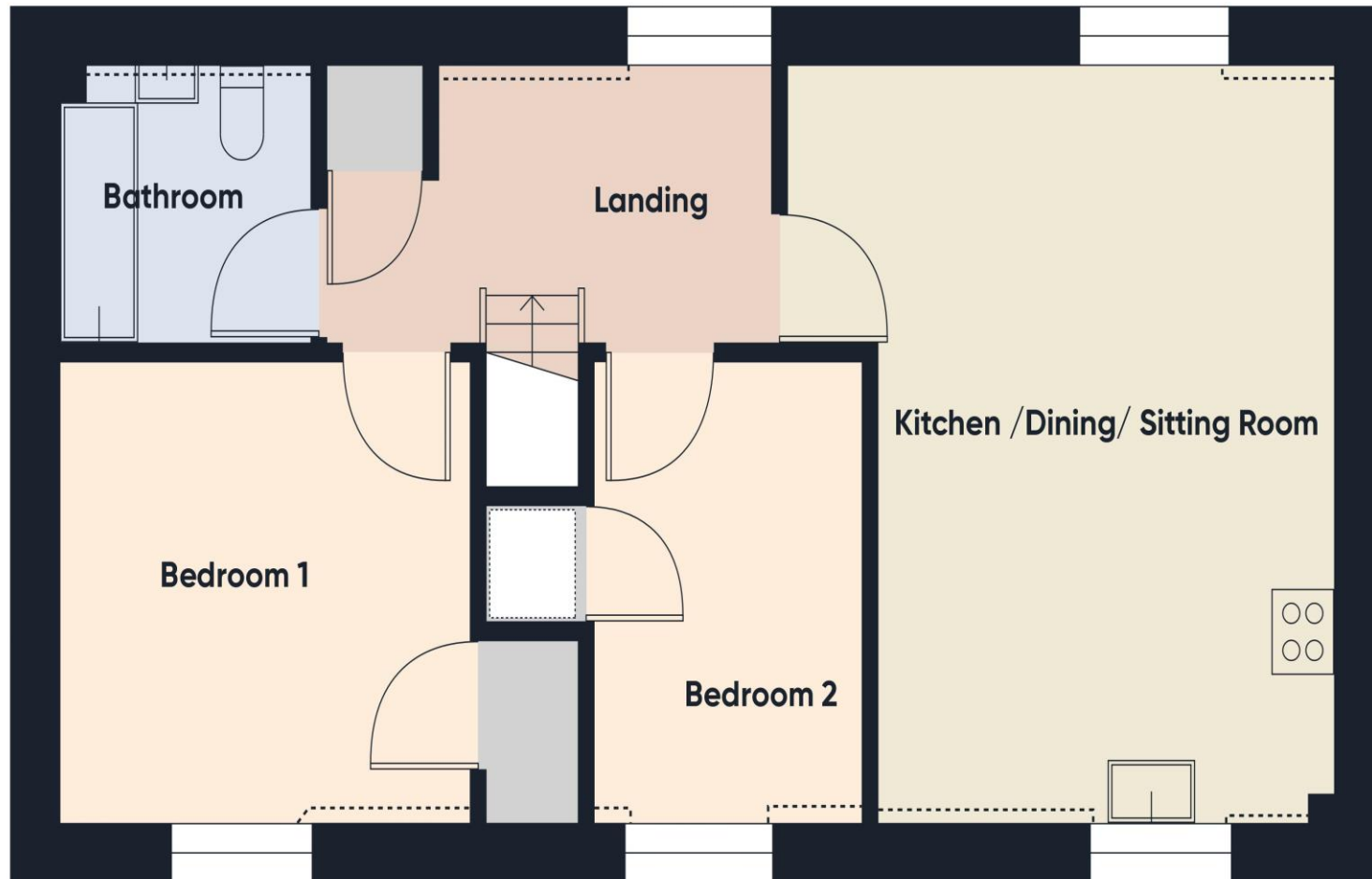
### Garage


18' 3" x 10' 11" (5.57m x 3.33m)

Up and over door. Power connected with cupboard housing the oil boiler.

### Agent's Notes

There is a 115 years lease remaining (10th October 2014) on this property. Service charge: £1,063.76 annually (includes Building Insurance) Development maintenance charge: £190.05 annually Ground rent: £125 annually



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.