

ehB
RESIDENTIAL

Your Property - Our Business



2, Manor Cottages, Longbridge, Warwick

Price Guide £380,000



This superbly presented character cottage is situated in a convenient location on the edge of Warwick, The accommodation comprises an entrance porch, spacious living room, fitted kitchen, dining conservatory, utility room with guest cloakroom off, two double bedrooms, generous bathroom with underfloor heating and a separate shower enclosure, gas heating and double glazing, ample gated driveway and large front and rear gardens. NO UPWARD CHAIN. Energy rating D.

Location

LONGBRIDGE lies some two miles to the south of Warwick, close to Junction 15 of the M40 Motorway (Birmingham – Oxford – London), intersecting with the A46 Stratford-upon-Avon to Coventry road, A429 down to the Cotswolds, and the B4463 link road connecting with the A4189 to Henley-in-Arden and Redditch. Manor Cottages is located off Stratford Road at the end of a tree-shaded no-through lane, which also serves the historic Longbridge Manor. At the end of the lane, bear left

and number 2 Manor Cottage is situated on the left, set behind a long fore garden with five bar gates and ample off-road parking.

Approach

Through a cottage style double glazed entrance door into:

Entrance Porch

Tiled floor, downlighters, double glazed window to side and a further solid stable style door leads into the:





Spacious Living Room

Projecting chimney breast with a cast iron surround fireplace and tiled hearth. Built-in storage cupboard to one chimney alcove with display shelving over. Oak finish floor, natural wood skirting, downlighters, and two radiators. Double-glazed window to the rear aspect and two double glazed windows to the front overlooking the front garden and gated driveway. Stairs rise to the First Floor Landing and a natural wood latched door to the kitchen.

Fitted Kitchen

11'2" x 9'3" (3.42m x 2.83m)
A range of Oak fronted base and eye level units, illuminated glazed display cabinet, granite worktops with inset Belfast sink unit with mixer tap and complementary tiled splashbacks. Smeg four-ring gas hob with extractor unit over, electric oven with storage cupboard above and below. Integrated Smeg dishwasher, integrated fridge/freezer and adjacent tall storage unit. Tiled floor with underfloor heating, double-glazed French doors leading through to the Conservatory and opening to the:



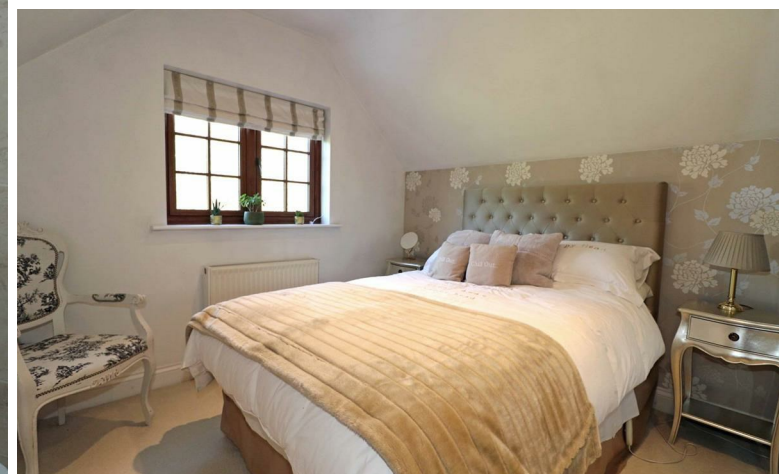
Utility Room

6'10" x 6'10" (2.10m x 2.09m)
Tiled worktop with matching storage cupboards below, Bosch washing machine and a Hoover tumble dryer, eye level storage unit, wall mounted Worcester gas fired boiler, tiled floor with underfloor heating, downlighters, double glazed stable style door to rear aspect and garden. and a latched door to:

WC

White suite comprising WC, wash hand basin, tiled





floor, wall tiling to half height, extractor fan, and downlighters.

Dining Conservatory

Tiled floor with underfloor heating and natural wood skirting, wall-mounted electric panel heater. double-glazed windows and glass roof and double-glazed French doors provide access to the rear garden.

First Floor Landing

Downlighters, feature angled ceilings with exposed timber and latched doors to:

Bedroom One

11'11" x 10'3" (3.64m x 3.14m)

Again enjoy a Featured angled ceiling with exposed timbers, chimney breast with Period fire surround, radiator, downlighters and a double-glazed window to the front aspect overlooking the garden.

Bedroom Two

11'3" x 9'8" (3.43m x 2.97m)

Part angled ceiling, radiator and a double glazed window to rear aspect overlooking the garden.

Spacious Bathroom

9'1" x 8'10" (2.77m x 2.70m)

Matching white suite with chrome fittings comprising bath, WC, pedestal wash hand basin. Corner-tiled shower enclosure with curved glass shower doors. Tiled floor with underfloor heating, complementary tiled splashbacks, shaver point, downlighters, extractor fan, chrome heated towel rail and a double-glazed Dormer window to the front aspect.





Outside

The property is well set back behind a gated driveway a sizable established front garden.

Large Rear Garden

Which is a particular feature of the property. Outside tap, enclosed paved patio area leading to the well-proportioned, predominantly laid-to lawn established gardens. There is a timber garden shed and the property has a pedestrian right of way across the neighbouring garden.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order, we cannot give warranties in these

respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 6RB

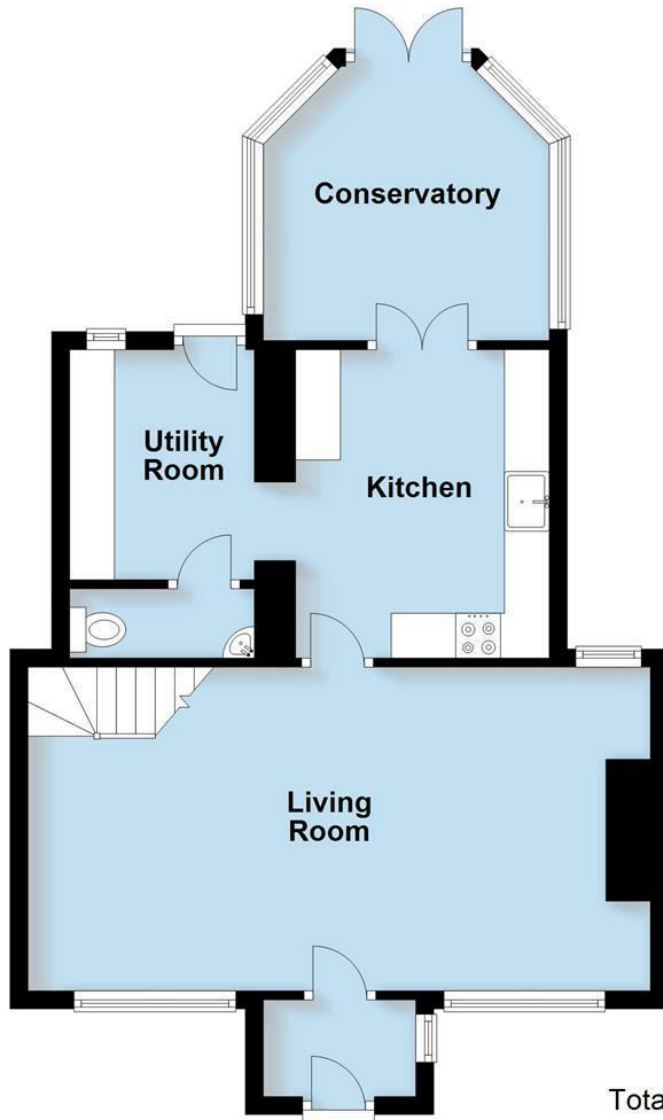


Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		64	79
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.