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RESIDENTIAL

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22, Bridge Street, Barford, Warwick

Price Guide  
£279,950





An excellent opportunity to acquire this beautifully presented cottage located in the popular village of Barford. The accommodation briefly comprises a living/dining room, a breakfast kitchen, two good bedrooms, ground floor bathrooms, a gas heating system, a well-tended rear garden, and many charming features. Energy rating: D.

#### Location

The popular village of Barford features a vibrant community shop, a thriving drama group, a playgroup, a nursery, an art gallery, a school, and several village pubs. There are beautiful walks accessible from the house, and the parklands of Warwick Castle are also nearby. Access to major road and rail services is just a few minutes' drive away, making Warwick, Leamington Spa, and Stratford conveniently close for major shopping, sightseeing, or theatre visits.

#### Approach

Through part glazed, sealed unit double glazed entrance door into:

#### Living Room

14'2" x 12'0" (4.33m x 3.67m)

Having an attractive Terracotta tiled floor to the initial entrance,/dining area.

#### Living Area

Has an engineered oak floor, a period-style radiator, and decorative paneling to dado height. An open fireplace with a pine surround, a cast iron inset with tiled inlay and hearth, and a display area in the chimney alcove with shelving above and a wood store below. A built-in natural wood storage cabinet incorporates a feature leaded light stained glass panel. Exposed timbers, a built-in cloaks/storage cupboard, a staircase rising to the first floor, downlighters, and an opening to:

#### Inner lobby

Downlighters and doors to:

#### Breakfast Kitchen

A range of matching base and eye-level units features wood-effect worktops and a breakfast bar with an inset single drainer sink unit alongside a rinse bowl and complementary tiled splashbacks. The Smeg range-style cooker includes a five-ring gas hob and an extractor unit above, an integrated dishwasher, plumbing and space for a washing machine, and additional space for other domestic appliances. There's a radiator, a quarry-tiled floor, and downlighters. A latched door leads to a shelved pantry cupboard housing the Worcester combination gas-fired boiler, sealed unit double-glazed window, and a solid casement door provides access to the garden





#### Bathroom

A white suite comprises a bath with a mixer tap and a telephone-style shower attachment, WC, and a wash basin with a storage cupboard below. The walls are fully tiled, there is a radiator, the floor is quarry tiled, and there is a sealed unit double glazed window to the rear aspect.

#### First Floor Landing

Sealed unit double glazed window to front aspect, natural wood latched doors to:

#### Bedroom One

11'9" m x 9'4" (3.60 m x 2.85m )

Radiator, high apex ceiling with exposed wall and roof beams. Full-height projecting chimney breast with inset cast iron fire basket, hanging rail space in both chimney alcoves with a shelf above and sealed unit double glazed windows to front and rear aspects.

#### Bedroom Two

9'3" x 8'9" (2.82m x 2.69m)

Radiator, exposed wall beams, built-in storage cupboards with additional storage over and a sealed unit double glazed window to the rear aspect.

#### Outside

There is an attractive walled front garden with a pathway leading to the entrance hall.

#### Rear Garden

Having a paved patio area extending the width of the property, allowing access to the well-tended lawned gardens, with stocked borders, a timber garden shed and a gated rear pedestrian access.

#### 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 and 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

CV35 8EH

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- Lettings and Property Managers •
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## Ground Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



## First Floor

Approx. 21.1 sq. metres (227.2 sq. feet)



Total area: approx. 59.4 sq. metres (639.1 sq. feet)

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

Warwick Office  
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Warwick  
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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