



Elliotts Orchard | Barford | CV35 8ED

Price guide €625,000



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The home we have for sale is presented in immaculate condition throughout with accommodation comprising; Entrance Porch, Entrance Hall, Living Room, Kitchen Diner, Summer Room, WC to the ground floor. Upstairs there is Main Bedroom with En-Suite Shower Room and Fitted Wardrobes, Two Further Double Bedrooms with Fitted Wardrobes and a Single Bedroom/Study with Fitted Wardrobes and a Family Bathroom.

Outside there is an attractive rear garden, a garage with light and power and driveway parking.

Call out Warwick office to book your viewing.

Barford is a sought after village because of its convenient location for easy access to Leamington Spa, Warwick, Stratford upon Avon, Coventry and Birmingham. Easy access is offered to the A46, junction 15 of the M40 and Warwick Parkway rail station, all providing excellent commuter links

Located in Barford are two pubs and a village shop which is owned and run by the community and a fabulous park. There is also a well respected primary school and nursery. Under 3 miles away are Warwick Preparatory School, Kings High School and Warwick Boys School as well as being in the catchment area for a number of state primary and secondary schools.



- POPULAR VILLAGE LOCATION
- DETACHED FOUR BEDROOM FAMILY HOME
- ATTRACTIVE REAR GARDEN
- GARAGE AND DRIVEWAY
- IMMACULATEDLY PRESENTED
- LARGE LIVING ROOM
- KITCHEN DINER
- SUMMER ROOM
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND A DOWNSTAIRS WC
- EPC - C (72)



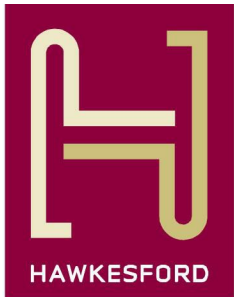


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total floor area 164.6 m² (1,771 sq.ft.) approx



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.