

BREMIDGE CLOSE, BARFORD CV35 8DG



A FABULOUS, MODERN, TWO BEDROOM HOUSE WITH THE BENEFIT OF A GARAGE AND DRIVEWAY PARKING FOR TWO VEHICLES. OFFERED WITH THE NO UPWARD CHAIN, THIS WOULD MAKE AN IDEAL FIRST TIME BUY, DOWN SIZING OR BOLT HOLE PROPERTY.

- Modern End of Terrace Home
 - Two Bedrooms
- Garage and Driveway Parking
 - Rear Garden
 - Fitted Kitchen
 - Living Room
 - Down Stairs WC
 - Family Bathroom
- Popular Village Location
 - EPC: 75 (C)

2 BEDROOMS

PRICE GUIDE £278,000

Nestled in the charming village of Barford, Bremridge Close presents an excellent opportunity to acquire a delightful end-terrace house. This property boasts two bedrooms, making it ideal for small families, couples, or individuals seeking a comfortable living space.

Additionally, the property benefits from parking space for two vehicles and a garage, a valuable asset in today's busy world.

Barford is a picturesque village that provides a range of local amenities, including a traditional pub, a convenient shop, and a reputable school, all within easy reach. This vibrant community offers a friendly environment, making it an excellent place to call home.

For those who commute, the location is particularly advantageous, with the M40 and A46 just a stone's throw away. This accessibility allows for easy travel to nearby towns and cities, making it a perfect choice for professionals who require a balance between village life and urban convenience.

In summary, this end-terrace house on Bremridge Close is a wonderful opportunity for anyone looking to settle in a peaceful village while enjoying the benefits of local amenities and excellent transport links. Don't miss the chance to make this charming property your new home.

Entrance

The front door opens in to the entrance hall, being carpeted to floor, neutral decor to walls and ceiling, double glazed window to side elevation and doors leading in to the downstairs WC and Living Room

Ground Floor WC

Being fitted with a low level wc, pedestal wash-hand basin with a mirror over.

Lounge 9'6" x 14'6" (2.90m x 4.43m)

Having a continuation of the carpet and neutral decor, double glazed window to front elevation with gas central heating radiator below, light point point to ceiling, additional gas central heating radiator, various electric sockets and a TV point. Carpeted stairs lead to the first floor and a door leads in to the fitted kitchen.

Kitchen 7'7" x 12'9" (2.33m x 3.90m)

Being tiled to floor and with a continuation of the neutral decor to walls and ceiling, double glazed window to rear elevation and a double glazed door to rear elevation leading out in to the garden, light point to ceiling and gas central heating radiator.

The kitchen is fitted with a range of base and wall units in a wood effect frontage with a granite effect work surface, built in electric oven with a four ring gas hob over with integrated extractor above, stainless one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, space for washing machine, space for dishwasher and space for full height fridge freezer. Gas central heating, combi boiler.

Stairs

From the living room, carpeted stairs lead up to the first floor landing, double glazed window to side elevation, light point to ceiling and loft access to ceiling.

Bedroom Two (front) 12'9" x 7'5" measurement to widest point (3.91 x 2.28 measurement to widest point)

Having a continuation of the carpet and neutral decor, two double glazed window to front elevation with one gas central heating radiator below, light point point to ceiling and electric sockets.

Bathroom

Being carpeted to floor, walls are tiled to full height and a large, frameless mirror. Fitted with a white suite of low level wc, pedestal wash hand basin, bath with shower, extractor fan and spot lights to ceiling,

Bedroom One (rear) 8'3" x 10'9" (2.53 x 3.28)

Having a continuation of the carpet and neutral decor, two double glazed window to rear elevation with one gas central heating radiator below, light point point to ceiling and electric sockets. Built-in double wardrobes and an airing cupboard.

Rear Garden

Mainly laid to lawn with shed and patio

Garage and Parking

Located next to the property with up and over garage door, light and power. To the front of the garage is a tarmac driveway giving off street parking for two vehicles.

Tax Band

Council Tax Band "C" from Warwick District Council

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Services

All mains services are believed to be connected.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.









