



**9 Station Road**

Fenny Compton **CV47 2YW**

Guide Price £340,000

# 9 Station Road

We are delighted to offer an extensively modernised and very well presented three bedroom extended semi-detached home offering flexible accommodation with living room, kitchen/breakfast room, sun room / dining room with underfloor heating, cloakroom and a separate utility room. There are three good size bedrooms and a shower room to the first floor. The property benefits from updated oil central heating, outside additional storage areas, enclosed parking for two vehicles with gated access and a large rear garden backing onto farmland and fields.

Call us today to book an internal viewing or for more information.

## LOCATION

Fenny Compton lies at the foot of the Burton Dassett Hills and to the North of Banbury. This traditional village features many stone-built properties and has the benefit of a number of local amenities including the Parish Church, Village Store, Post Office and Public House. There is a Primary School and a Health Centre. A range of facilities are available in the nearby towns of Leamington Spa and Banbury including shops, cinema, restaurants and cafes. Junction 12 at Gaydon gives access to the M40.

## ENTRANCE HALL

Composite double glazed door leading to entrance hall with a double glazed window to side elevation, stairs rising to first floor and a door leading to the sitting room.

## SITTING ROOM

4.20m x 3.92m (13'9" x 12'10")

Having a double glazed window to front elevation, laminate wood flooring, fireplace with tiled hearth, wooden mantle and a log burner inset.

## KITCHEN / BREAKFAST ROOM

6.05m x 2.48m (19'10" x 8'1")

A great sized area which in brief has a window to rear and side elevations, single glazed door leading to the extension and a door to the utility room. Having a range of high gloss modern base and wall mounted units with work surface over, brick style tiled splashbacks, integrated electric oven hob and extractor fan above, a double sink unit with mixer taps over, breakfast area which has a range of high gloss units offering a large amount of storage plus integrated oven/microwave, fridge and freezer. There is also a vertical radiator, laminate wood flooring, a door to an understairs storage cupboard with a window, power and lighting.

## UTILITY ROOM

1.84m x 1.37m (6'0" x 4'5")

Having a double glazed window to side elevation, fitted with a range of wall mounted high gloss units, work surface with tiled splashback and space for a washing machine and a separate dryer.

## CLOAKROOM

1.25m x 1.11m (4'1" x 3'7")

Having a small window, modern low level WC, corner wash hand basin with tiled splashbacks and underfloor heating.

## SUN ROOM / DINING ROOM

3.26m x 2.53m (10'8" x 8'3")

Having double glazed windows to three aspects, a double glazed patio door leading to patio and rear garden, underfloor heating and laminate wood flooring.

## FIRST FLOOR LANDING

Having a double glazed window, doors to adjacent rooms and loft access.

## BEDROOM ONE

3.17m x 2.93m (10'4" x 9'7")

A great sized double bedroom with double glazed windows to the front elevation, radiator and space for bedroom furniture.

## BEDROOM TWO

2.60m x 2.50m (8'6" x 8'2")

A great sized double bedroom with double glazed windows to the rear elevation, radiator and space for bedroom furniture.

## BEDROOM THREE

3.45m x 2.58m (11'3" x 8'5")

Another great sized double bedroom with double glazed window to the rear elevation, radiator and space for bedroom furniture.

## FAMILY BATHROOM

2.88m x 1.91m (9'5" x 6'3")

Having a frosted double glazed window to front elevation, laminate wood flooring, modern white suite comprising of low level WC, wash hand basin with inset vanity unit and storage below and tiled splashbacks. There is also a modern walk-in corner shower cubicle with tiled splashbacks, a heated towel rail, extractor fan and storage space (formerly airing cupboard) for towels and linen.

## Features

Potential To Extend Further (STPP)

Great Sized Rear Garden

Off-Road Parking

Three Bedrooms

No Onward Chain

Edge Of A Village Location

Extensively Modernised

Separate Garden Room / Dining Room

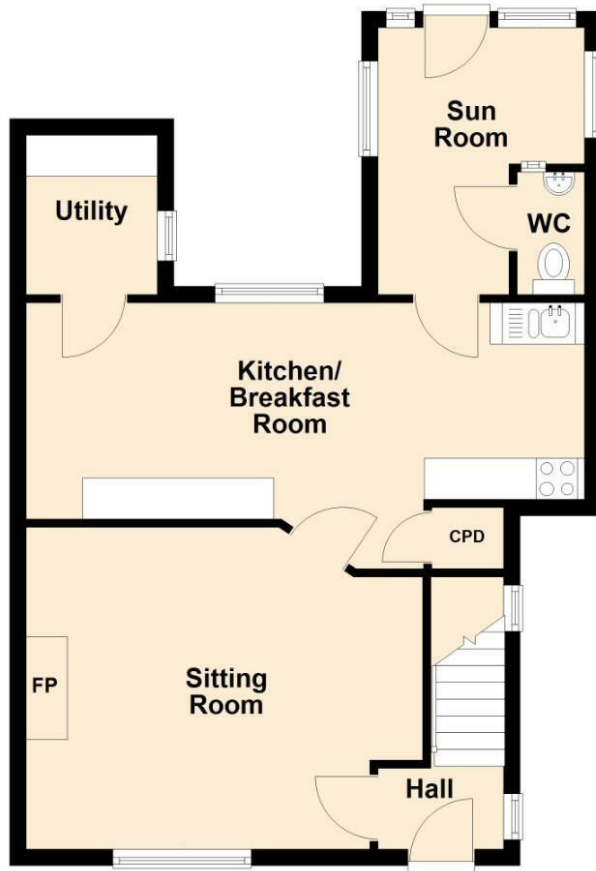




## Floorplan

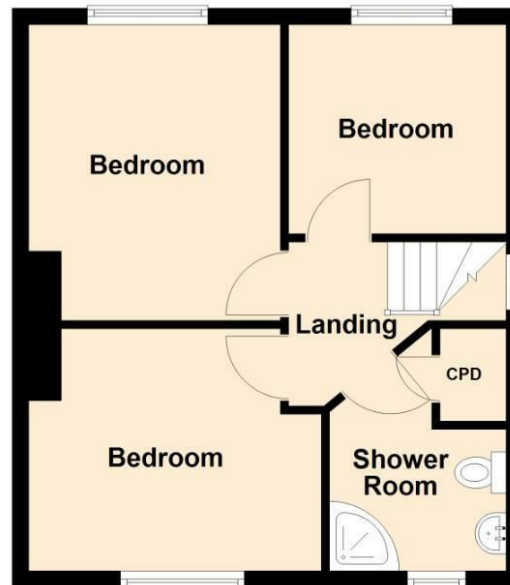
### Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 91.2 sq. metres (982.0 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Stratford District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com