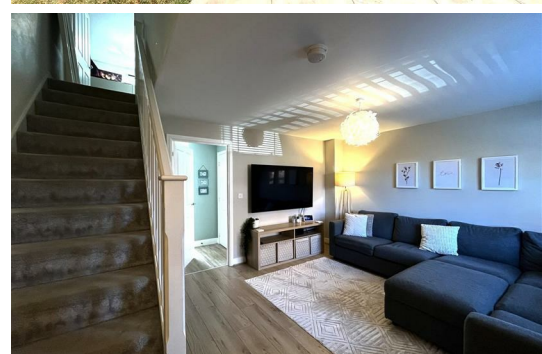




Beautifully presented, three bed, semi

16 Yew Tree Way  
Barford  
Warwick  
CV35 8EF

  
**MARGETTS**  
ESTABLISHED 1806

Guide Price £350,000

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Barford  
Warwick  
CV35 8EF



**Guide Price £350,000**

A beautifully presented, three-bedroom, semi-detached, family home situated within the highly sought-after village of Barford, offering modern accommodation, energy-efficient living, and excellent access to Warwick, Stratford-upon-Avon and the wider motorway network.

Nestled in a popular residential development, this attractive home provides spacious and thoughtfully designed accommodation ideal for first-time buyers, growing families and downsizers alike. Well maintained throughout, the property benefits from a modern layout, generous living space and an impressive Energy Performance Certificate rating of B, helping to keep running costs low.

#### OPEN LOUNGE

15'3" max x 13'3" max

A bright and welcoming reception room providing an ideal space for relaxing and entertaining with laminate flooring, double glazed window to the front, radiators, and under stairs office/storage.

#### KITCHEN/DINING ROOM

15'4" max x 15'4" max

A modern kitchen with ample storage and workspace, complemented by a dining area overlooking the rear garden, creating the perfect hub for family life with a range of wall and floor units incorporating work surfacing with a one and a half bowl, stainless steel sink with mixer taps, vinyl flooring, space for fridge freezer and dish washer, four-ring electric hob and oven, 2 radiators, Ideal boiler, storage area and double glazed window to the rear.

#### PRINCIPLE BEDROOM

15'5" max x 13'5" max

Generous double bedroom benefiting from two double glazed windows to the front, carpet and radiator.

#### BEDROOM TWO

11'3" max x 10'2" max

Well-proportioned bedroom suitable for children, guests, or home working with carpet, radiator and double-glazed window to the rear aspect.

#### BEDROOM THREE

11'4" max x 6'4" max

Single bedroom with double glazed window to the rear, carpet and radiator.

#### FAMILY BATHROOM

With vinyl flooring, bath with overhead shower and mixer taps, wash hand basin, low-level W.C, radiator and part tiled walls.

#### OUTSIDE - GARDENS AND PARKING

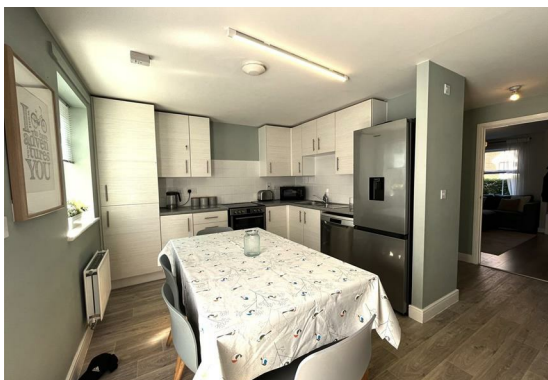
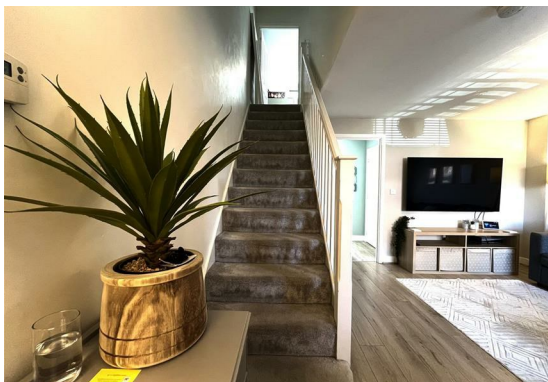
The property enjoys a private rear garden offering space for outdoor dining and family enjoyment, together with off-road parking to the front.

#### LOCATION

Barford is one of Warwickshire's most desirable villages, renowned for its attractive setting, strong community spirit and excellent local amenities. The village offers a highly regarded primary school, local shop, public houses and convenient access to Warwick, Leamington Spa and Stratford-upon-Avon.

#### GENERAL INFORMATION

The property is freehold with an annual service charge for the outdoor green areas of approximately £300.





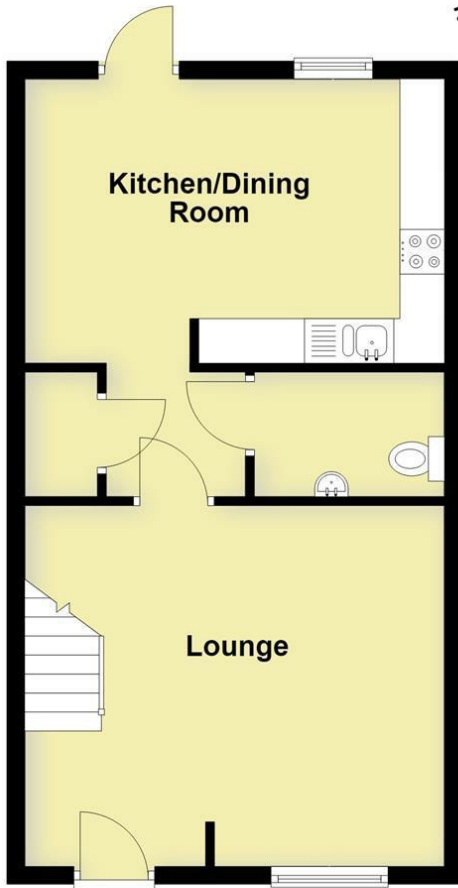


**16 Yew Tree Way, Barford, Warwick, CV35 8EF**



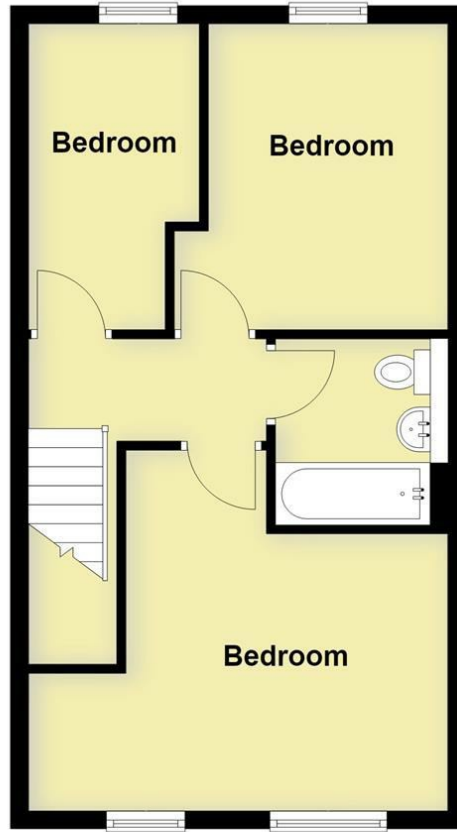
## Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | 95        |
| (81-91) <b>B</b>                            | 84                         |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

## CONTACT

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