



Bremridge Close Barford, Barford, Warwick, CV35 8DE

Fixed Price £133,000



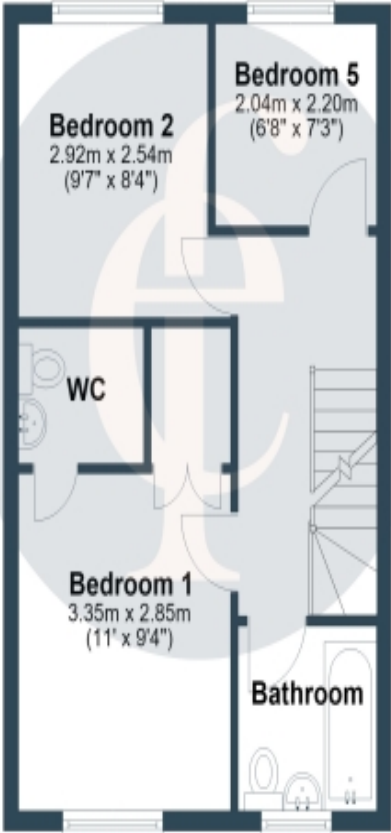
Ground Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



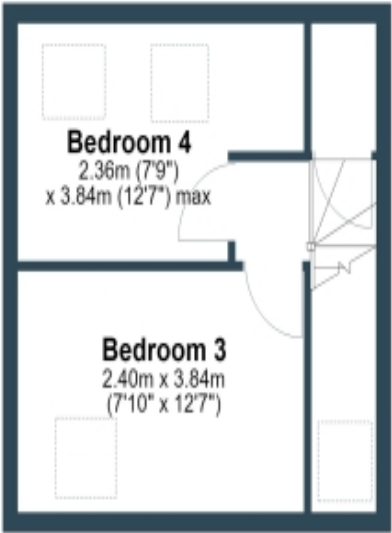
First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Second Floor

Approx. 23.4 sq. metres (251.5 sq. feet)



Total area: approx. 98.1 sq. metres (1056.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A	77 C	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A 45% shared-ownership modern home to help you get on the ladder is one thing, but with five bedrooms, that is a unique opportunity.

The current owners have thoughtfully extended their already generously proportioned home to create versatile accommodation arranged over three floors.

Nestled in the heart of the village of Barford, allowing easy access to the Motorway links, train stations, and towns including Stratford-upon-Avon, Warwick & Leamington Spa. Located in one of the region's most desirable villages, this home benefits from a friendly community atmosphere, local amenities, and excellent transport links to nearby towns. Barford's picturesque streets and scenic countryside create an enviable living environment where modern convenience meets rural tranquility.

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

Nestled within a small, select cul-de-sac, ideal for privacy, peace, and quiet. The accommodation is airy, bright, and ideal for any growing or blended family.

Number 55 offers the perfect blend of convenience and comfort, together with a thoughtful layout ideal for any new owner looking for independence and space.

Once you walk through the front door, you are welcomed with the ground-floor accommodation and the entrance hallway that offers ample storage and access to the breakfast kitchen, sitting through dining room. The breakfast kitchen is positioned at the front of the property and offers a range of matching wall and base units, including rolledge work surfaces incorporating appliances, including a four-ring gas hob and electric oven. There is space for a fridge freezer, dishwasher, and washing machine. Boasting an open aspect to the front, LVT flooring and a boiler concealed in a cupboard.

The sitting through dining room is positioned with views over the garden and French doors opening onto the garden.

Completing the ground floor is the cloakroom/W.C.

On the first floor are three generously proportioned bedrooms, including the master bedroom with an en-suite shower room and a further family bathroom with a shower over the bath.

The top floor has been converted to two double bedrooms, but could be adapted and altered to a master suite with a small amount of investment.

The rear garden is laid to artificial lawn and a patio ideal for a BBQ. The garden boasts a timber-built studio ideal for storage or a WFH space. The garden is enclosed by fencing with side-gated access to the parking. Number 55 has allocated parking for one car and access to visitors' parking.

We understand the property to be Leasehold with 81 years remaining. The rent payable is £595.00 per annum, which includes building insurance and any service charges.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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