

Peter Clarke



21 Wellesbourne Road, Barford, Warwick, CV35 8DR



- Extended Character Cottage
- Central Village Location
- Kitchen - Diner
- Living Room
- Bedroom One with Balcony
- Bedroom Two/Study/Dressing Room
- Manicured Garden with Pond



£399,000

A well presented two bedroom cottage centrally located in the village of Barford. Lovingly extended and upgraded by the current vendors the accommodation offers living room, kitchen-diner, two bedrooms, bathroom and balcony. Outside boasts a beautifully manicured garden.

#### ACCOMODATION

The front door opens into the extended kitchen-diner with tiled flooring and spotlights to ceiling throughout the room. The kitchen area is fitted with a range of wall and base units with worktop over and Belfast sink. Integrated appliances to include fridge-freezer, washing machine and Rangemaster oven with tiled splashback. Cupboard housing boiler, two windows to rear. Space for dining table and windows to front aspect. Door to side. Archway into living room which offers two windows to the front and two windows to the rear. Brick built central fireplace with log burner and wooden hearth, built in under the stairs storage and tiled floor with underfloor heating throughout the ground floor. Stairs rising to first floor landing having window to front. Bedroom one having two windows to the front, wall mounted radiator, exposed beam and doors out to the balcony. The second bedroom having multiple built in cupboards, dual aspect window to the front and rear, exposed beams and wall mounted radiator. Shower room comprising of wc, wash hand basin with vanity unit, shower cubicle, obscured window to rear and heated towel rail.

#### OUTSIDE

To the side of the property is the garden which is mostly laid to lawn, brick wall and fence boundaries, raised flower bed, pond, patio area, shed and log store.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We have been advised there is a right of access to the rear of the property for Barford House only.

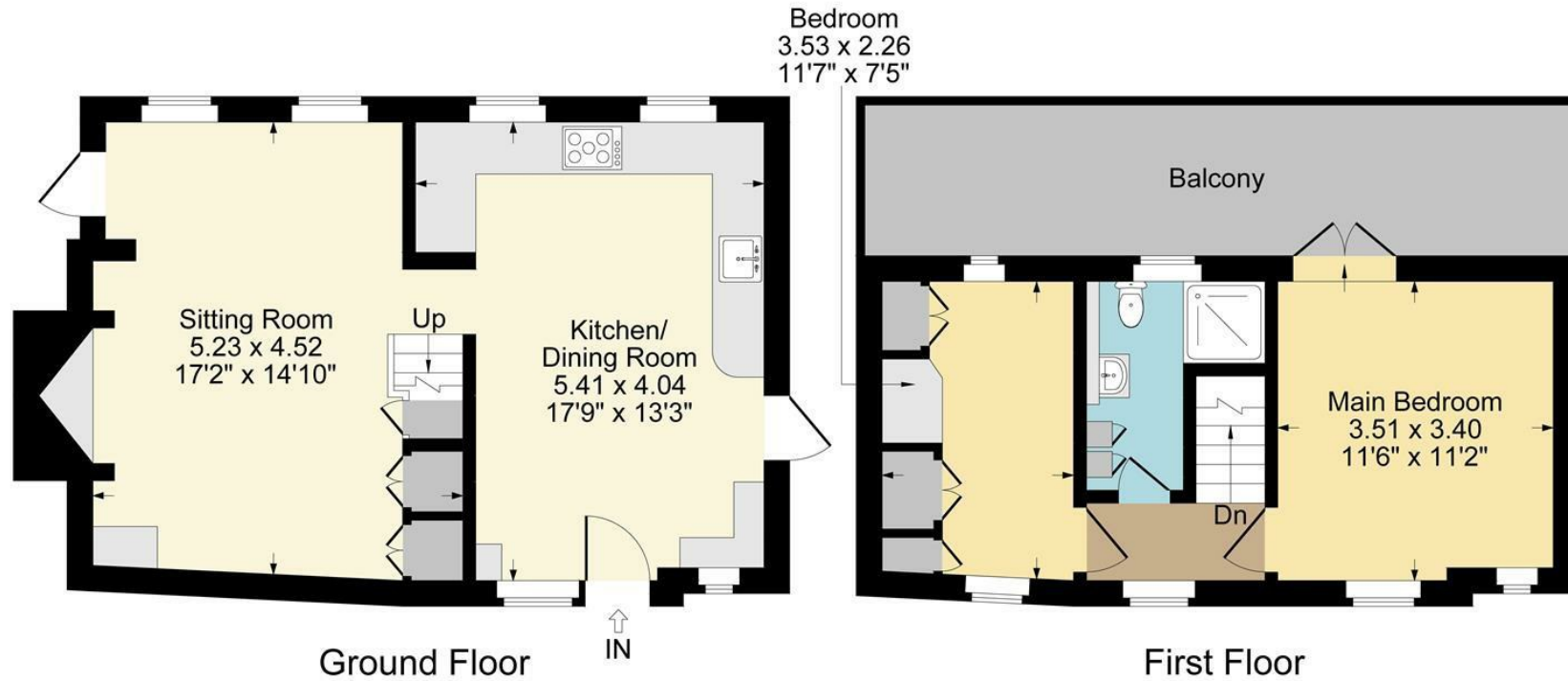
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

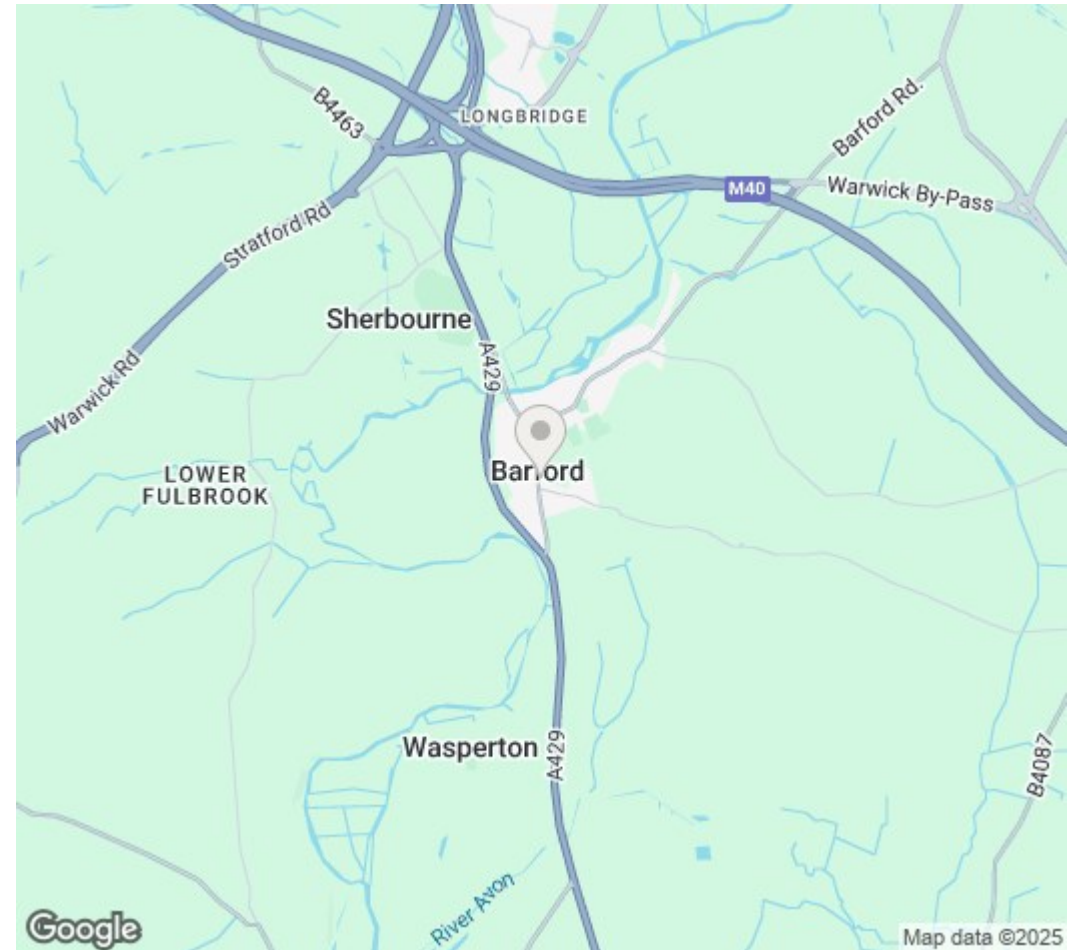


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Approximate Gross Internal Area  
Ground Floor = 42.10 sq m / 453 sq ft  
First Floor = 27.66 sq m / 298 sq ft  
Total Area = 69.76 sq m / 751 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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