



Sandy Way, Barford  
Price Guide £400,000







This beautifully presented end-terrace house on Sandy Way offers a delightful blend of comfort and convenience. With three generously sized bedrooms, this property is perfect for families or those seeking extra space. The well-appointed reception room, with multi fuel burner provides a welcoming atmosphere and the large kitchen diner is ideal for both relaxation and entertaining.

The home boasts a newly fitted roof, ensuring peace of mind for years to come. Recent updates include a modern boiler and upgraded windows and doors to the front elevation, enhancing both energy efficiency and aesthetic appeal. The property also features a garage extension, providing additional storage or potential for further development.

One of the standout features of this property is the ample parking available, with space for up to four vehicles, including a driveway that accommodates three cars. This is a rare find in the area and adds to the overall convenience of the home. The attractive and secure rear garden offers a private outdoor space for children to play or for hosting summer barbecues.

Situated in a great location, this property offers easy access to the vibrant towns of Warwick, Leamington Spa, and Stratford-upon-Avon, as well as quick connections to the M40 motorway. With no upward chain, this home is ready for you to move in and make it your own.

Whether you are a first-time buyer or looking to settle in a peaceful community, this property is an excellent choice. Living in Barford means you will enjoy a close-knit community with a variety of local amenities. The village is home to two traditional pubs, a nursery, and a primary school, making it an excellent choice for families. For your everyday needs, there is a village-run shop, and for leisure activities, you can take advantage of the nearby park, which features tennis courts and outdoor gym equipment.

Don't miss the opportunity to view this lovely home in Barford.





- Extended and Improved End Terrace Home
- Living Room with Multi Fuel Burner
- Large Kitchen Diner
- Newly Built Garage and Brick Weave Driveway
- Three Good Sized Bedrooms
- Modern Family Bathroom
- Enclosed Rear Garden
- Lean-To Providing Further Storage



Entrance

Entrance to the property is via a composite front door which leads in to an entrance area which has wooden flooring, neutral decor to walls and ceiling, stripped wooden doors open in to the living room and the kitchen diner and carpeted stairs lead up to the first floor landing.

Dining Area

3.959m x 2.957m (12'11" x 9'8" )

Flooring is in a large high gloss tile and there is a continuation of the neutral decor to walls and ceiling, double glazed window to front elevation, LED spotlights to ceiling, gas central heating radiator, solid wooden door opens in to the large garage. A large, square archway leads in the fitted kitchen.

Kitchen

1.994m x 3.979m (6'6" x 13'0")

The flooring and decor continues from the dining area, double glazed window to rear elevation, LED spotlights to ceiling and under wall mounted unit lighting. The kitchen is fitted with a range of base and wall units in a light sage coloured frontage with a black granite effect melamine work surface and a brushed chrome handle. Integrated appliances of a slim line dishwasher, electric oven with a four ring gas hob over and a stainless steel and glass extractor above, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, space for full height fridge freezer. The splash back is tiled in a small subway tile, four recessed areas with a wooden shelf and an LED spotlight.

An open doorway leads in to a useful storage area with space and plumbing for washing machine, light point to ceiling and a white painted door gives access in to the pantry.

Living Room

5.219m x 2.917m (17'1" x 9'6")

Accessed off the entrance hall via a stripped wooden door and having a continuation of the wooden flooring and neutral decor, double glazed window to front elevation and double glazed, double French doors to rear elevation leading out in to the garden. Spotlights to ceiling, gas central heating radiator and an inglenook fireplace with wrought iron, multi fuel burner with wooden mantle.

From the entrance carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor, double glazed panel to rear elevation, light point to ceiling, white doors to all rooms as well as the airing cupboard which provides useful storage and houses the Veissmann combi boiler.

Bedroom One

3.977m x 3.471 (13'0" x 11'4")

Continuation of the carpet and neutral decor, double glazed window to front elevation, light point to ceiling, gas central heating radiation and a large run of open fronted storage providing hanging, shelved and drawer storage.

Bedroom Two

2.914m x 3.428m (9'6" x 11'2")

Continuation of carpet and neutral decor, double glazed window to front elevation elevation, gas central heating radiator, light point to ceiling and a large loft access to ceiling - the loft has a pull down ladder, is boarded and there is a light point to ceiling.

Bedroom Three

2.121m x 3.059m (6'11" x 10'0")

Continuation of carpet and neutral decor, double glazed window to rear elevation elevation, gas central heating radiator below, light point to ceiling.

Bathroom

1.692m x 2.815m (max) (5'6" x 9'2" (max))

Obscure glazed, double glazed window to rear elevation, tiled floor and a continuation of the neutral decor to walls and ceiling, chrome heated towel rail, LED spotlights to ceiling. The bathroom is fitted with a bath with shower over and chrome hot and cold taps set in a central position, white low level WC, vanity unit with two deep drawers and a white basin with chrome hot and cold mixer tap, tiled splash back and a mirror fronted medicine cabinet above.

### Garage

5.353m x 4.5m reducing to 3.035m (17'6" x 14'9" reducing to 9'11")

Recently built with an electrically operated roller garage door to the front and an obscure glazed, double glazed door to the rear giving access out in to the garden. Cement floor, light point to ceiling, Velux windows to front and rear elevation, loft style storage to the eaves with a pull down ladder and benefits from a large amount of fitted storage and electric sockets.

### Rear Garden

Indian sandstone tiles which run the whole width of the property, a good sized area of lawn with well stocked and mature beds, matching tiled patio and path run down the side of the lawn to the rear of the garden where there is also a slightly raised decked area. Outside tap and an outside socket.

### Driveway

To the front of the property is a brick weave driveway proving off street parking for a number of vehicles, there is the wiring in place for an EV charger, outside lighting, a well stocked flower bed and a useful, covered lean-to providing additional storage for bikes, etc. There are also two ground anchors fitted.

### Services

All mains services are believed to be connected.

### 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.

### Council Tax

We understand the property to be Band C.

### 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.

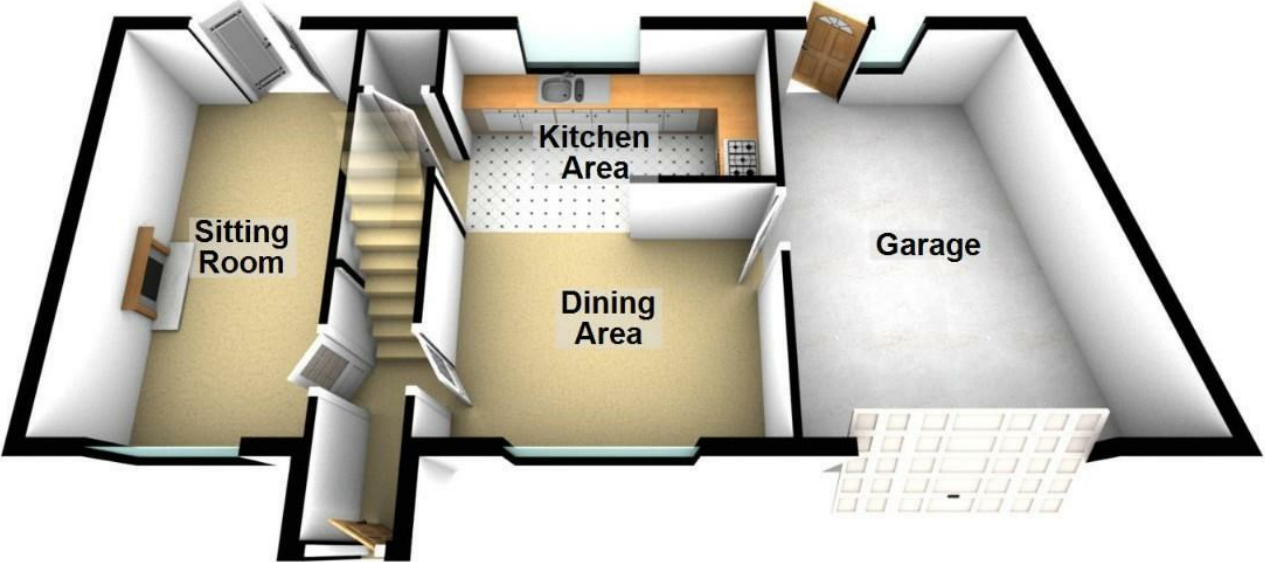




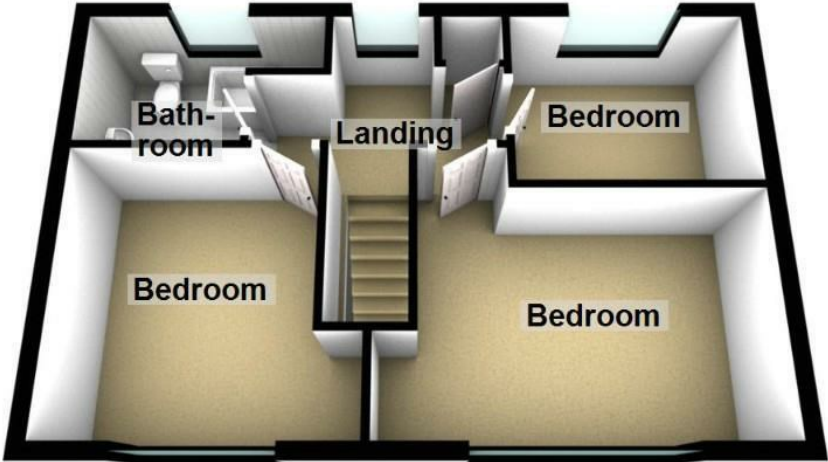




Ground Floor



First Floor



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 70      | 84        |
| EU Directive 2002/91/EC                     |         |           |

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