

A photograph of the rear garden of a brick house. A large, leafy tree stands in the center. To the left is a brick wall with a white-framed window. To the right, there are green and black bins, a white brick wall, and a path leading to a shed. A name overlay is in the top right corner.

Peter Clarke

11 Verdon Place, Barford, Warwick, CV35 8BT

- Online Auction
- Bungalow
- Scope for modernisation and improvement
- Lounge - diner
- Kitchen
- Two bedrooms
- Bathroom
- Garage
- Enclosed rear garden
- EPC Rating E



Auction Guide  
£170,000

**\*\*FOR SALE VIA ONLINE AUCTION\*\***

In need of modernisation and improvement is this two bedroom bungalow located within the village of Barford. The property offers a living - dining room, kitchen along with two double bedrooms. Rear garden, garage and parking space.

**ACCOMMODATION**

Entry through the front door into entrance hallway which has storage cupboard and door through to the living room with window to the front and log burner. The kitchen is fitted with a range of wall and base units with worktop over and opening to the utility area. There is a further storage area to the front. Bedroom one has doors to the conservatory with access into the rear garden, whilst bedroom two has window to the rear. The bathroom has step in bath tub, wc and wash hand basin.

**OUTSIDE**

There are front and rear gardens, the private garden backs onto the large communal garden. There is a garage en bloc. Parking space to the front of the garage.

**AUCTION SPECIAL CONDITIONS**

**\*\*FOR SALE VIA ONLINE AUCTION\*\***

Auction end date and time: Tuesday 2nd December 2025

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit the Peter Clarke website, click on Residential Services and then Online Auctions or use the link here. <https://peterclarke.co.uk/online-auctions/>

In order to bid, you will need to register and verify your email. The REGISTER button can be found on the Auction Listings page. Then via the dashboard, you will need to pass an ID check, enter your card details and your solicitor details.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. It is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquires prior to placing any bids.

Some vendors may consider offers prior to the auction. These offers can only be submitted via 'agents name' and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding online auctions or would like to arrange a viewing.

**GENERAL INFORMATION**

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

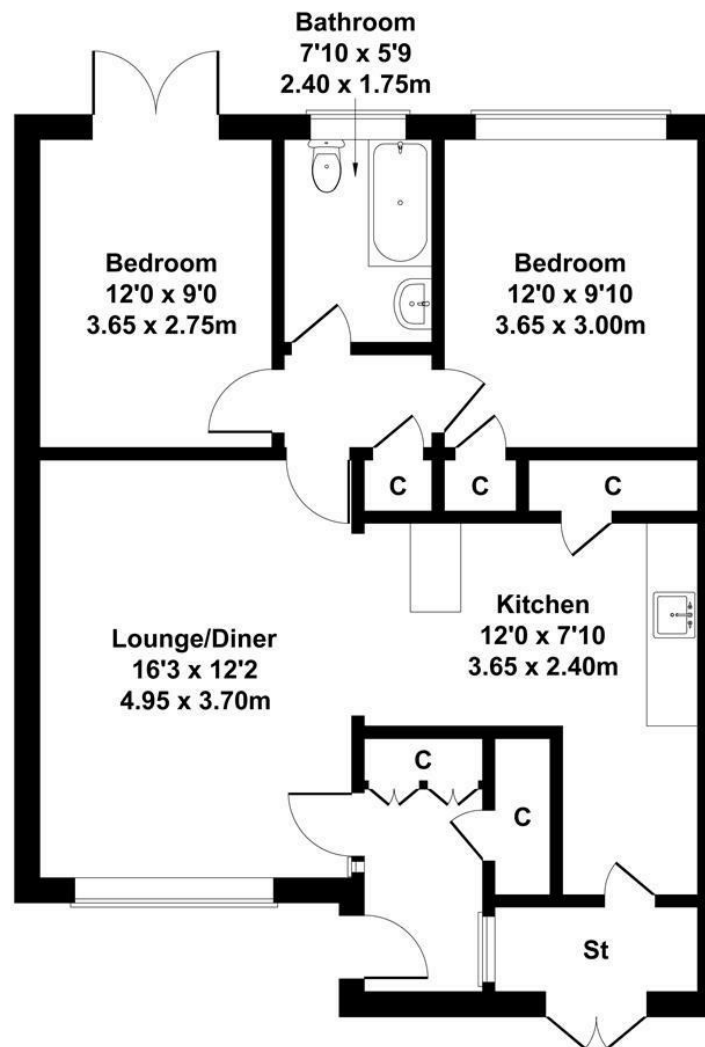
**CHARGES:** We have been advised that there is an annual charge of £960 which is payable to Redhouse Estate. This should be checked by your solicitor before exchange of contracts.

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

**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.

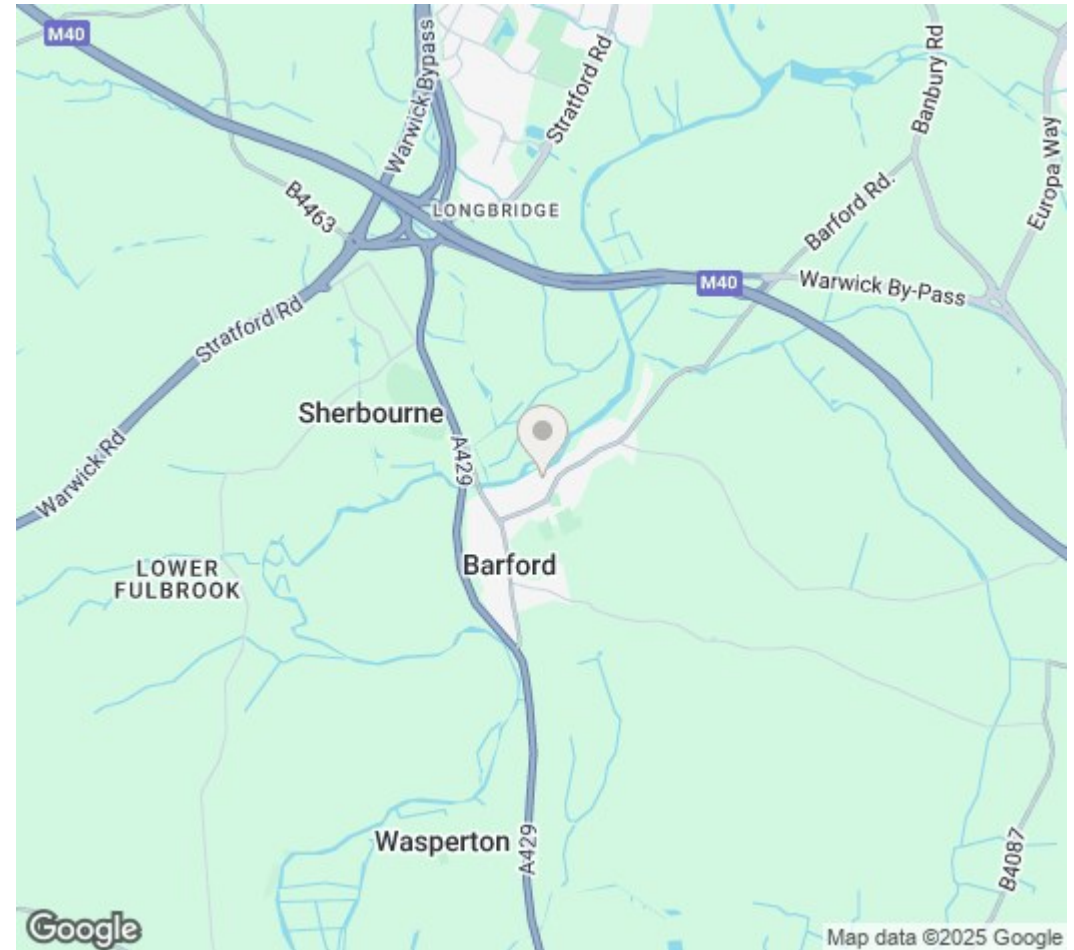
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.





Approximate Gross Internal Area = 74 sq m / 797 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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