

CHURCH STREET, BARFORD CV35 8EN



A beautifully presented, three bedroom terraced cottage in a popular village location.

- Terraced Cottage
- Village Location
- Recently Refurbished
 - On Street Parking
 - No Upward Chain
 - Three Bedrooms
- Living Room and Dining Room both with Woodburning Stoves
 - Modern Kitchen and Bathroom
- Pretty Courtyard Garden with Summerhouse
 - EPC - D (61)

3 BEDROOMS

PRICE GUIDE £375,000

Located in the charming village of Barford, this delightful cottage on Church Street offers a perfect blend of modern comforts and traditional character. With no upward chain, this property presents an excellent opportunity for those looking to settle in a picturesque location.

The cottage boasts two inviting reception rooms, ideal for both relaxation and entertaining. The living room and dining room are enhanced by the warmth of wood-burning stoves, creating a cosy atmosphere during the colder months. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals.

This property features three comfortable bedrooms, providing ample space for family or guests. The bathroom has been tastefully updated, ensuring a contemporary feel throughout the home.

Outside, the pretty courtyard garden offers a serene retreat, perfect for enjoying a morning coffee or hosting summer gatherings. The combination of the cottage's charming exterior and the tranquil outdoor space makes it a truly appealing residence.

In summary, this lovely cottage in Barford is a rare find, combining modern amenities with the quaint charm of village life. It is an ideal choice for anyone seeking a peaceful home in a vibrant community.

Entrance

Entrance to the property is via a solid wooden door which leads into the:

Dining Hall 16'11" x 9'6" (5.160 x 2.900)

Stone flooring, neutral decor walls and ceiling, gas central heating radiator, LED spotlights to ceiling, Wood burner in an inglenook fireplace with a tiled hearth, exposed brick wall, open archway leading in to the kitchen, carpeted stairs lead up to the first floor landing and a wooden door leads in to the living room.

Kitchen 10'10" x 8'7" (3.300 x 2.615)

Continuation of the flooring and benefitting from under floor heating and neutral decor walls and ceiling. Kitchen is fitted with a range of base and wall units with a shaker frontage and a quartz work surface, built-in stainless steel electric oven, built-in ceramic electric hob with extractor above, under counter fridge and freezer, washing machine, dishwasher and an under worksurface mounted sink with a chrome mixer tap, vaulted ceiling with original beams. White UPVC double glazed window to rear elevation and a UPVC double glazed single French door to side elevation giving access out in to the garden. Spotlights to high level, under wall mounted unit lighting, kick board electric heater and there is a Worcester combi boiler.

From the Dining Room, door leading into:

Living Room 17'8" x 9'2" (5.381 x 2.793)

Carpeted to floor, neutral decor walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, white UPVC double glazed, double French doors to rear elevation giving access out in to the garden, LED spotlights to ceiling, wood burning stove on a tiled hearth.

from the dining hall carpeted stairs leads to the first floor, white doors lead to all rooms. The carpet continues as well as the decor on to the landing, obscure glazed double glazed window to rear elevation, small loft hatch and LED spotlights to ceiling. Useful cupboard to high level.

Bedroom One 13'0" x 10'4" (3.959 x 3.158)

Carpeted to floor, neutral decor to walls and ceiling, LED spotlights to ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, run of fitted wardrobes.

Bedroom Two 8'6" x 8'11" (2.589 x 2.724)

Carpeted to floor, neutral decor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator, run of fitted wardrobes with blanket storage above, three drawer pack and fitted shelving providing useful storage.

Bedroom Three 8'3" x 5'3" (2.512 x 1.609)

Carpeted to floor, neutral decor to walls and ceiling, wooden framed single glazed window to rear elevation, light point to ceiling, gas central heating radiator and two original beams.

Family Bathroom

Wood effect flooring, neutral decor walls and ceiling with walls being tiled to half height around the bath, toilet and sink, increasing to full height in the walk in shower, white UPVC, double glazed, obscure glazed window to rear elevation, spot lights and extractor to ceiling and gas central radiator. The Bathroom is fitted with a white bath with white bath panel and chrome hot and cold taps with shower attachments, low level WC with matching seat and lid, separate walk-in shower with chrome and safely glass shower screen and door with chrome shower fittings and a white pedestal wash hand basin with chrome hot and cold taps.

To The Rear

Good sized courtyard garden which is mainly hard landscaped. As you enter from the kitchen there is a paved patio with a brick retaining wall with three steps up to the higher patio. Benefitting from an outside tap and electric socket, a full height gate leading to the covered walkway. Summer house which benefits from light and power.

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 D.

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.

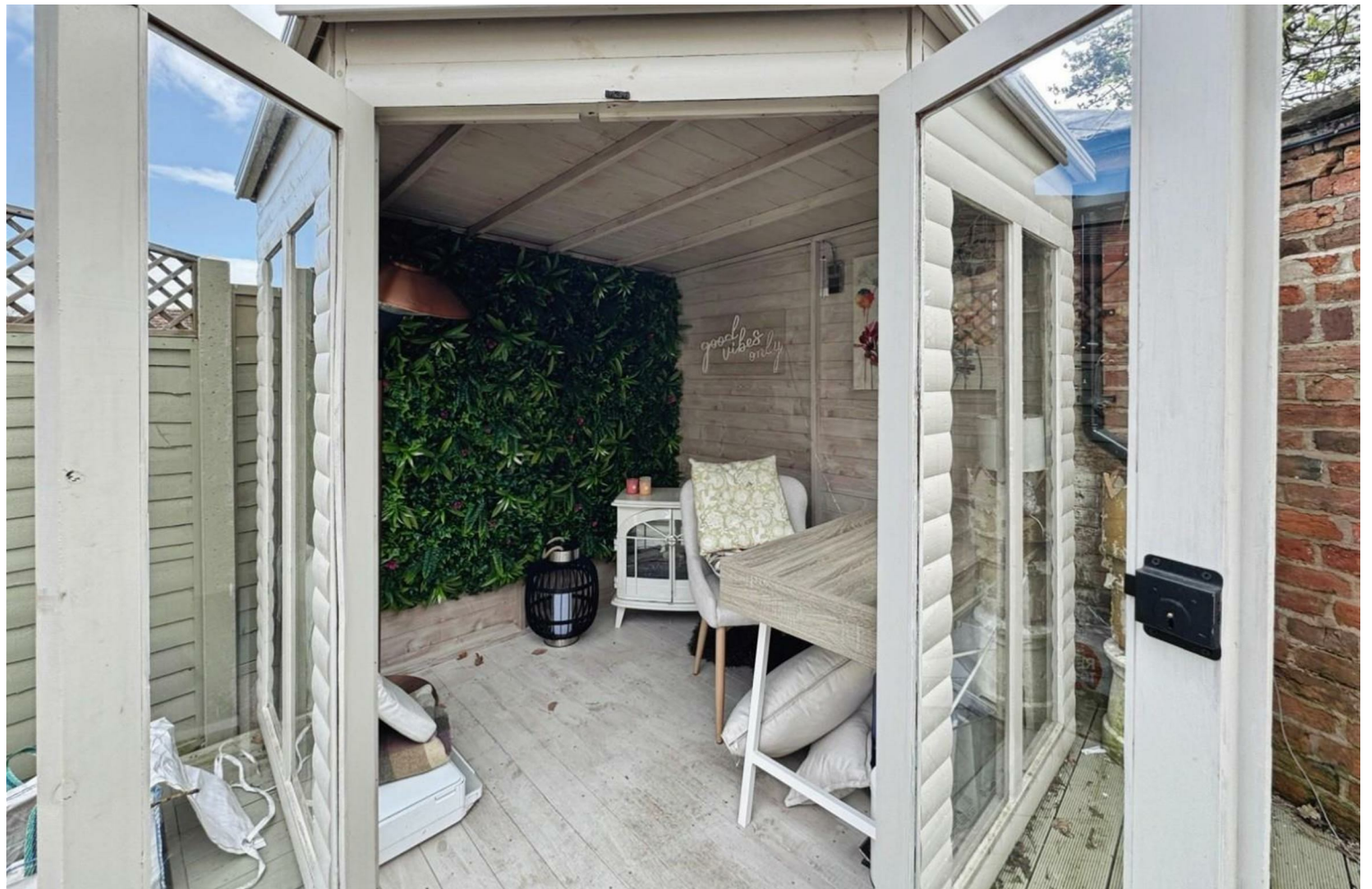




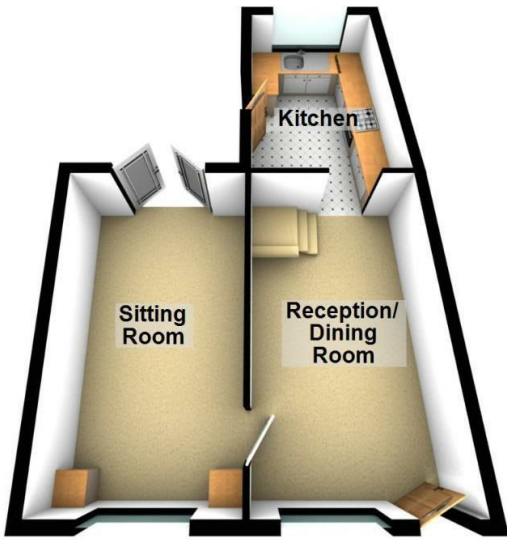




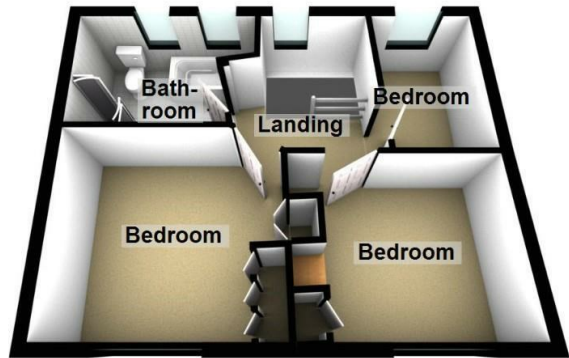




Ground Floor



First Floor



Total area: approx. 74.2 sq. metres (798.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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