



Connells
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FOR SALE

Connells

Mill Lane
Barford Warwick



Property Description

A spacious three bedroom home ideally located within the desirable village location of Barford, Warwick. This family home offers everything you need for comfortable living and has plenty of natural light throughout. There is off road parking and no onward chain.

This lovely home in brief comprises, entrance hall, good size lounge with plenty of natural light and a kitchen diner to the rear. There is also a white suite family bathroom. On the first floor there are two light and airy double bedrooms and a generous single bedroom.

The Location

Mill Lane has easy access to local shops and amenities, it is also only a 15 minute walk to the local park. Barford is a desirable village, about three miles south of Warwick. The river Avon runs through the village, there is a local village shop, Saxon church, and lots of community spirit.

The village is perfect for commuters, conveniently situated for both Warwick and Stratford upon Avon. The M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London Marylebone and Birmingham Moor Street along the Chiltern Line. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute.

Mill Lane is a short 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick town offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops.

Entrance Hall

Carpeted flooring.

Lounge

13' 9" x 12' 6" (4.19m x 3.81m)

Window to front, fireplace and carpeted flooring.

Kitchen Diner

16' 10" x 7' 11" (5.13m x 2.41m)

Fitted with a range of wall and base units with work surface over, built in oven, hob, extractor fan and microwave. Tiled flooring, spotlights, window to rear and French doors to rear.

Bedroom One

12' 7" x 9' 6" (3.84m x 2.90m)

Window to front, two double wardrobes and carpeted flooring.

Bedroom Two

11' 2" x 9' 8" (3.40m x 2.95m)

Window to rear, large storage cupboard with shelves and light. Carpeted flooring.

Bedroom Three

8' x 7' 5" (2.44m x 2.26m)

Window to rear and carpeted flooring.

Bathroom - Ground Floor

Shower over bath, WC, wash hand basin, tiled walls and flooring. Window to front.

Rear Garden

Mainly laid to lawn with mature shrubs and trees, shed, private decking, patio.

Brick shed with space and plumbing for a washing machine.

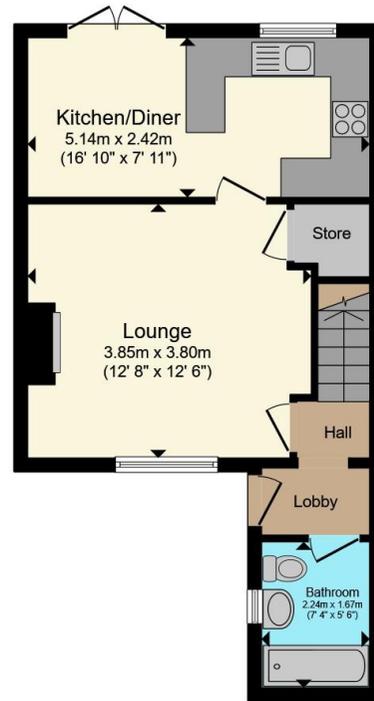
Parking

Driveway to the front.

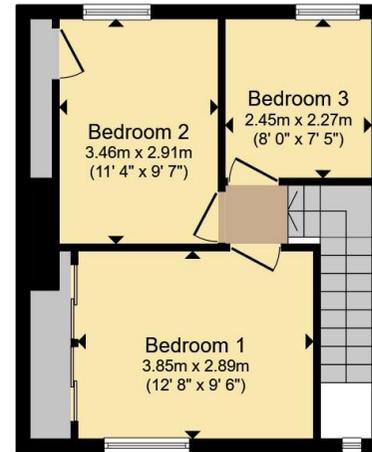








Ground Floor



First Floor

Total floor area 74.0 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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14 High Street
WARWICK CV34 4AP

EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107340



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