



Bremridge Close | Barford | CV35 8DG

Price guide £310,000



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This modern semi detached home boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features a contemporary kitchen and bathroom, both designed with modern living in mind, ensuring that you have all the conveniences at your fingertips.

One of the standout features of this home is the large rear garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes driveway parking for two cars, adding to the convenience of everyday life.

Situated in a popular village location, this home benefits from a sense of community while still being within easy reach of local amenities. With no upward chain, this property is ready for you to move in and make it your own without delay.

In summary, this modern semi-detached house on Bremridge Close offers a delightful blend of comfort, convenience, and charm in a sought-after village setting. Don't miss the opportunity to view this lovely home.



- Modern Home in a Village Location
- Driveway with Two Parking Spaces
- Good Sized Rear Garden with Shed
- Modern Fitted Kitchen
- Large Living Room with Patio Doors
- Two Double Bedrooms
- Downstairs WC and First Floor Family Bathroom
- Ideal First Time Buy
- No Upward Chain
- EPC: (84) B



Entrance Hall

Entrance to the property is via a composite front door which leads in to the bright and airy entrance hall. Large open archway leads in to the modern fitted kitchen, double doors house a useful storage cupboard which benefits from electric sockets and houses the gas combi boiler. Large open area under stairs position with a phone point and electric socket.

Kitchen

2.28 x 3.19 (7'5" x 10'5")

Modern fitted kitchen with integrated appliances of double electric oven, four ring gas hob with stainless steel splash back with extractor over, full height fridge freezer, washing machine, dishwasher, stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap. Double glazed window to front elevation.

Lounge and Dining Area

4.38 x 3.74 (14'4" x 12'3")

Carpeted to floor with two light points to ceiling, gas central heating radiator and Large French double doors opening onto rear garden.

Ground Floor WC

Fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC with chrome push flush

From the entrance hall, carpeted stairs lead up to the first floor landing, loft access to ceiling .

Bedroom One

4.38 x 3.31 (14'4" x 10'10")

Carpeted to floor, double glazed window to rear elevation with gas central heating radiator below.

Bathroom

Fitted with a white suite to comprise - bath with chrome hot and cold tap with a chrome handlebar shower controls with chrome shower heads, low level WC and wash hand basin with chrome hot and cold mixer tap.

Bedroom Two

4.38 x 2.55 (14'4" x 8'4")

Carpeted to floor, two double glazed windows to front elevation, gas central heating radiator, useful fitted storage cupboard.

Garden

To the rear of the property and accessible from the living dining room is the enclosed garden. To the majority laid to lawn with a paved patio, wooden shed and an outside tap.

Outside

Driveway with two parking spaces

Tax Band

Council Tax Band C

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.

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.

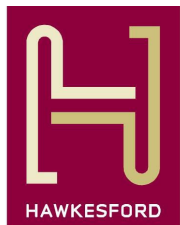
Disclaimer

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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	