



Verdon Place | Barford | CV35 8BT

Price guide £335,000



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Nestled in the charming village of Barford, this delightful semi-detached bungalow on Verdon Place. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. The garden is perfect for those who appreciate a touch of nature right at their doorstep.

The absence of any upward chain means that you can move in without delay, making this an attractive opportunity for prospective buyers.


Situated in a popular village location, this bungalow is close to local amenities and offers a sense of community that is often sought after. Whether you are looking to downsize or simply want to enjoy the tranquillity of village life, this property is sure to impress. Do not miss the chance to make this lovely bungalow your new home.




- Rare, Semi Detached Bungalow
- Village Location
- Two Double Bedrooms
- Semi Open Plan Living Room and Kitchen
- Utility Area
- Bathroom
- Enclosed Rear Garden
- Garage
- No Upward Chain
- EPC Rating: 59 (D)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	56	100
(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 

Entrance Hall

Being tiled to floor and with neutral decor to walls and ceiling. With built in treble wardrobe, and built in storage cupboard. Doors leading to utility and lounge.

Living Room

16'2" x 12'0"

Being carpeted to floor and with a continuation of the neutral decor to walls and ceiling. Having double glazed windows to the side and front elevation. Feature fireplace with electric fire and open shelving, gas central heating radiator, electric sockets and TV point

Breakfast Area

7'9" x 6'5"

With breakfast bar and gas central heating radiator.

Kitchen

7'2" x 16'1"

A long galley kitchen with tile effect cushioned flooring and a vaulted ceiling with wooden panelling and high level double glazed panels, gas central heating radiator, fitted with a range of base and wall units with a wood effect frontage and a melamine work surface over. Fitted with an electric oven and hob in an inglenook position with extractor fan, space for fridge freezer, space and plumbing for dishwasher.

Utility

3'1" x 7'8"

Being tiled to floor and with continuation of neutral decor, double glazed window to front elevation, gas central heating boiler, space and plumbing for washing machine and there is a gas central heating radiator.

Inner Hallway

From the living room, door leads in to the inner hallway where there is a continuation of the carpet and decor, loft access to ceiling, airing cupboard with lagged hot water tank and slatted shelving.

Bedroom One

11'11" x 9'10"

Having a continuation of the carpet and decor, double glazed window to rear elevation, gas central heating radiator below. Fully fitted with integrated bedroom furniture.

Bathroom

Being tiled to floor and to ceiling height to walls around toilet, bath and shower reducing to half height around the basin, Obscure glazed, double glazed window to the rear. Fitted with a chrome heated towel rail, built in WC, bath with electric shower fitted, vanity unit with basin and storage below and a shaver point.

Bedroom Two

8'10" x 11'10"

Having a continuation of the carpet and decor, double glazed panel to side elevation and double glazed, sliding doors to rear elevation giving access out in to the garden, gas central heating radiator.

Garden

Hard landscaped patio with gate to communal garden. A real sun trap with the benefit of a raised covered area. Door which leads in the garage.

Garage

Single with up and over garage door to the front, benefitting 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 C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

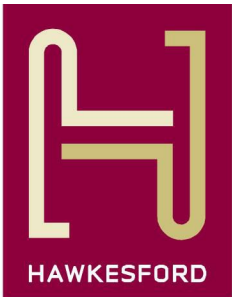
Disclaimer

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.

Communal Gardens

The shared lawned areas are owned by RHE which is a limited company owned by 19 shareholders i.e., the owners of the houses which share the lawned areas.

There is a charge £70 per month and cover work to the shared garden/lawned areas plus any remedial work to trees or walls, etc., plus insurance. For clarity, this does not include any work to the gardens owned by the individual houses.



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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.