

## FALKLAND PLACE, TEMPLE HERDEWYKE CV47 2UD



**Spacious mid terrace property in the popular village of Temple Herdewyke.**

- Mid Terrace
  - Lounge
  - Kitchen
- Two Bedrooms
- Front and Rear Gardens
  - Village Location
- Quiet and Peaceful
  - Bathroom
- Allocated parking space
  - NO CHAIN

**2 BEDROOMS**

**OFFERS OVER £200,000**

Hawkesford are delighted to offer this two bedroom house, situated in the popular area of Temple Herdewyke.

Located close to Kineton, Gaydon and junction 12 of the M40. Temple Herdewyke has an infants school and Gaydon has a local shop, pub and church.

Well presented with oil fired heating and allocated parking space. Internal viewing recommended.

The property is being sold with NO CHAIN.

The property is accessed via pathway alongside front garden.

**Lounge 14'9" x 16'9" (4.503m x 5.11)**

An L-shaped room, having double glazed window to front elevation, central heating radiator. The kitchen can be accessed from the living room.

**Kitchen 11'8" x 8'6" (3.569m x 2.6)**

There are three spot lights to the ceiling, vinyl tile effect flooring, double glazed window to rear elevation, pantry, further under stairs storage, door which gives access to the rear garden. The kitchen has space for a washing machine, integrated oven and gas hob, integrated fridge freezer, stainless steel sink and drainer unit with taps over and work surfaces.

**Utility Room 7'7" x 4'10" (2.32 x 1.48)**

Housing Worcester Oil Fired boiler. Shelving to one wall and door to the garden.

**First floor landing**

All first floor accommodation can be accessed from here, there is a light point to ceiling and a smoke alarm.

**Bedroom One 14'11" x 9'4" (4.553m x 2.847m)**

Having double glazed window to front of the property, central heating radiator, light point to ceiling, built in storage cupboards and laminate flooring.

**Bedroom Two 10'5" x 10'0" (3.186m x 3.064m)**

Having light point to ceiling, double glazed window to rear elevation, built in storage cupboards and carpet to floor.

**Bathroom 6'9" x 5'6" (2.064m x 1.691m)**

Having low level w/c, pedestal wash hand basin, panel bath with electric shower over, light point to ceiling, opaque double glazed window to rear elevation, central heated towel and tile effect flooring.

**Garden**

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a patio area. The full height fence has a full height gate located at the bottom of the garden for access.

**Parking**

One allocated parking space

**Tax Band**

Council Tax Band "B" from Stratford District Council

**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 any part of an offer or contract. The seller does not 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**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.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



























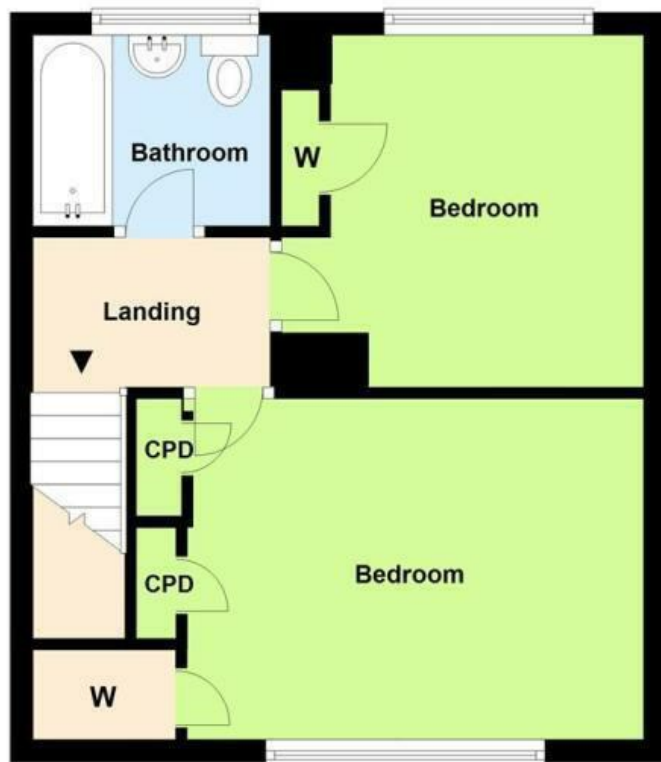
Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)

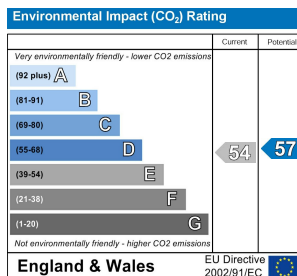
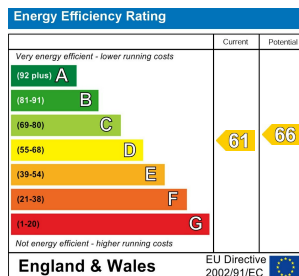


First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.2 sq. feet)



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