



| Ashorne | CV35 9DR

Offers over £300,000



| Ashorne | CV35 9DR

Welcome to this charming terraced cottage located in the picturesque village of Ashorne, Warwick. This delightful property boasts a characterful reception room with inglenook fireplace, a good sized kitchen diner, three bedrooms and a bathroom.

As you step inside, you'll be greeted by a freshly decorated interior that exudes character and warmth. While the house is in need of some modernisation, it presents a wonderful opportunity to create a home tailored to your tastes and preferences.

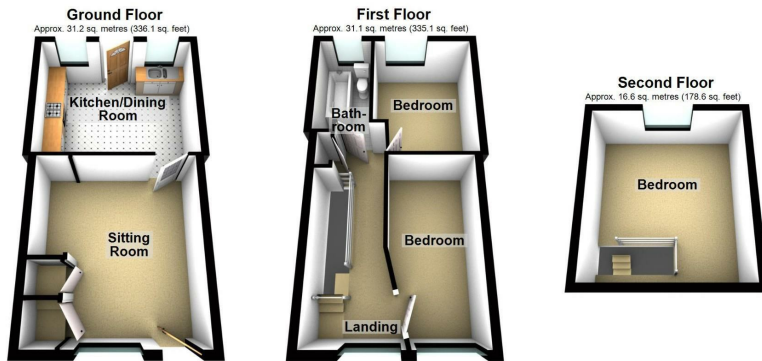
Situated in a tranquil village setting, this property offers a unique chance to embrace village life without the hassle of an upward chain. Don't miss out on the chance to make this lovely terraced cottage your own and create a cosy retreat in the heart of Warwickshire.



A long, lawned fore garden bring you to the front door which opens up in the living room, from there a door leads in to the kitchen diner. On the first floor there are two bedrooms and a bathroom and on the second floor in the master bedroom having lovely views over open countryside to the rear.

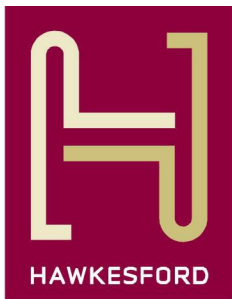
Accessed from the kitchen diner is the tiered rear garden with patio to the lower level and then to the majority laid to lawn over the other two levels. There is pedestrian access over the neighbours garden for the removal of bins etc.





Total area: approx. 79.0 sq. metres (849.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

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.

Living Room

14'1" x 9'7"

Being carpeted to floor and newly decorated to walls and ceiling, exposed beam to ceiling, brick inglenook fireplace with tiled hearth and wrought iron wood burner. Double glazed window to front elevation, oil fired central heating radiator, electric sockets, and four light points to wall TV point and phone point. Original ledge and brace door housing useful under stairs storage and another wooden door leads in to the kitchen diner.

Kitchen Diner

13'11" x 11'2"

Tiled to floor and newly decorated to walls and ceiling, Two double glazed windows to rear elevation and a solid door to rear elevation giving access out in to the garden. Two light points to ceiling, oil fired central heating radiator, various electric sockets. The kitchen is fitted with a range of base and wall units with a wood effect frontage and a melamine work surface and a tiled splash back. There is a built in double electric oven, a four ring ceramic hob, space and plumbing for washing machine, stainless steel, one and a half bowl sink with matching drainer and a chrome hot and cold mixer tap. White painted high level cupboard which houses the fuse box and electric meter.

From the living room an original door opens up in to the stairwell which has carpeted stairs and newly decorated walls and ceiling leading up to the first floor landing where there is a continuation of the carpet and décor. Double glazed window to front elevation, original beams to ceiling, two light points to ceiling, oil fired central heating radiator, original doors to both bedrooms, slim line louvered door houses airing cupboard storage.

Bedroom Three

14'1" x 6'10"

Carpeted to floor and newly decorated to walls and ceiling, original beams to ceiling, double glazed window to front elevation with oil fired radiator below, electric sockets and a light point to ceiling.

Bedroom Two

11'3" x 9'1"

Carpeted to floor and newly decorated to walls and ceiling, double glazed window to rear elevation elevation with oil fired radiator below, electric sockets and a light point to ceiling.

Bathroom

Carpeted to floor and newly decorated to walls and ceiling, double glazed window to rear elevation, walls are tiled to ceiling height around the toilet, bath and basin and there is a light point to ceiling. Fitted with a low level WC, pedestal wash hand basin with chrome hot and cold taps, bath with chrome hot and cold taps and a built in shower over.

From the landing an original door opens up in to the stairwell which has carpeted stairs and newly decorated walls and ceiling leading up to the main bedroom and having a glazed panel to side elevation with a live edge wooden shelf.

Main Bedroom

11'7" x 6'8"

Carpeted to floor and newly decorated to walls and ceiling, double glazed window to rear elevation elevation having beautiful views over the countryside and having a live edge wooden shelf below. Oil fired radiator, electric sockets, four light points to wall and original beams.

Outside

To the rear of the property is a tiered garden. As you enter from the kitchen diner there is a paved patio with gate to elevation for the removal of bins etc and the oil fired boiler. Three steps up lead to the first tier which is mainly laid to lawn, some final steps lead to the top tier being lawned and having a wooden shed.

Outside to the front is long lawned garden, this could be turned in to the parking (STPP)

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.

Services

Please note there is no mains gas connected. We believe all other services are connected.

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.