





We are pleased to offer for sale this delightful two bedroom end terrace home within a short walk of the High St in Henley in Arden. Not only is there two allocated parking spaces but a pretty tiered garden to the rear of the property.

20 The Yew Trees is discreetly located two bedroom home only a short stroll into the popular High St in Henley in Arden where you will find a selection of shops and amenities. This lovely home would ideally suit first time buyers who are eager to get onto the property ladder or maybe a local downsizer who wish to remain in this sought after town.

#### ENCLOSED PORCH

**HALLWAY** With useful understairs storage.

**LIVING/DINING ROOM** Situated at the rear of the property with views and access to the rear garden, with built-in electric fire with surround and tiled hearth, French doors to the rear patio area and stairs to the first floor accommodation.

**FITTED KITCHEN** Fitted with cream fronted eye and base level units and drawers with work surfaces over, stainless steel sink and drainer, inset electric oven and ceramic hob with extractor over, tiling to splashback areas, tiling to floor, window to front elevation, plumbing and space for washing machine and tumble dryer, and space for fridge freezer.

**ON THE FIRST FLOOR** With handy linen storage cupboard.

**BEDROOM** With window to front elevation.

**BEDROOM** With window to rear elevation and with built-in storage cupboard.

**BATHROOM** Fitted with a white suite comprising panelled bath with shower over, low flush WC, vanity hand basin with storage beneath, tiling to floor and splashback areas.

#### OUTSIDE

**FOREGARDEN** The property has a small lawned foregarden and two allocated parking spaces next to the property.

**PRIVATE REAR GARDEN** A pleasant terraced garden with mature boundaries, lawned area, garden shed, and lower patio as well as a raised seating area ideal for al fresco dining in the warmer months.

#### LOCATION HENLEY IN ARDEN

In Warwickshire, south of Birmingham, is Henley-in-Arden, a picturesque place to reside or visit. Henley-in-Arden is best known for its variety of historic buildings, some of which date back to medieval times. The Warwickshire town has a wide variety of preserved architectural styles, so much so that they class the high street as a conservation area. In the High Street you will find a variety of little shops, cafes, convenience stores, public houses, fabulous schooling, and many restaurants to choose from, and a local doctor's surgery a short walk away. There are beautiful walks in and around Henley and close enough to bigger towns for even more choices of shops and eating places.

#### ADDITIONAL INFORMATION

**TENURE:** LEASEHOLD 999 years from 1995 . Purchasers should check this before proceeding. Service charge including ground rent is approx. £117 per month

**SERVICES:** We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. THE HEATING SYSTEM IS ELECTRIC.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band C

**ENERGY PERFORMANCE CERTIFICATE RATING:** E

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

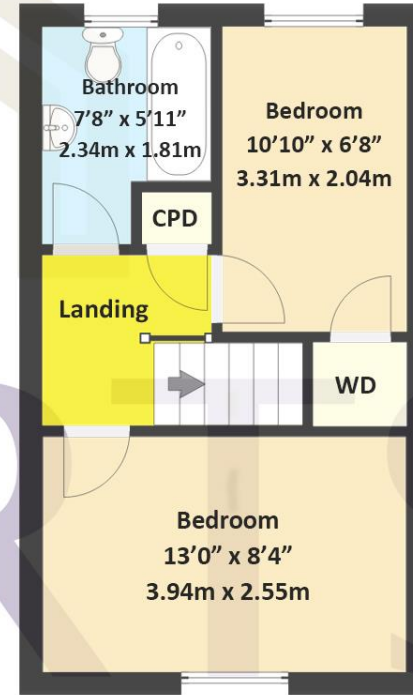


Total Internal Accommodation 52.16 square metres / 561 square feet

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	
England, Scotland & Wales			
EU Directive 2002/91/EC			

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