



10 Bremridge Close, Barford,  
Warwickshire CV35 8DE

Guide Price  
£280,000



Welcome to this well presented, modern-style mid-terrace home nestled in the sought-after village of Barford. This delightful two-bedroom property is ideal for first-time buyers, downsizers, or those looking to enjoy a peaceful village lifestyle.

Step inside to discover an inviting living room that serves as the heart of the home, the space creates a warm and welcoming atmosphere perfect for relaxing evenings or casual gatherings. The beautiful refitted Shaker-style kitchen provides a functional environment with a countryside vibe, complete with modern fixtures, Belfast sink with 'driftwood' effect work surface as well as ample storage, making cooking a pleasure.

One of the added benefits of this property is the conservatory which currently makes for a perfect dining space, and ideally opens onto a paved outdoor terrace. This versatile space offers an abundance of natural light and a seamless connection to the outdoors, ideal for enjoying morning coffee or evening gatherings in the fresh air. The downstairs cloakroom adds convenience for both residents and guests alike.

Upstairs, you will find two double bedrooms, one with fitted wardrobes, providing comfortable accommodation for family members or guests. The family shower room complements the bedrooms perfectly.

Externally, the cottage-style low maintenance rear Westerly courtyard garden is full of character and offers an intimate outdoor retreat that requires minimal upkeep yet provides a charming setting for alfresco dining or quiet relaxation. For those who enjoy the outdoors, countryside walks are just moments away, allowing you to fully embrace the natural beauty surrounding Barford.

Located in one of the region's most desirable villages, this home benefits from a friendly community atmosphere, local amenities, and excellent transport links to nearby towns. Barford's picturesque streets and scenic countryside create an enviable living environment where modern convenience meets rural tranquility.





The property also benefits from an allocated private parking space.

This two-bedroom mid terraced house is a great opportunity to own a move-in-ready property in a stunning village location. Don't miss your chance to call this lovely Barford home your own – arrange a viewing today.

### ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

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

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 TBC

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

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.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

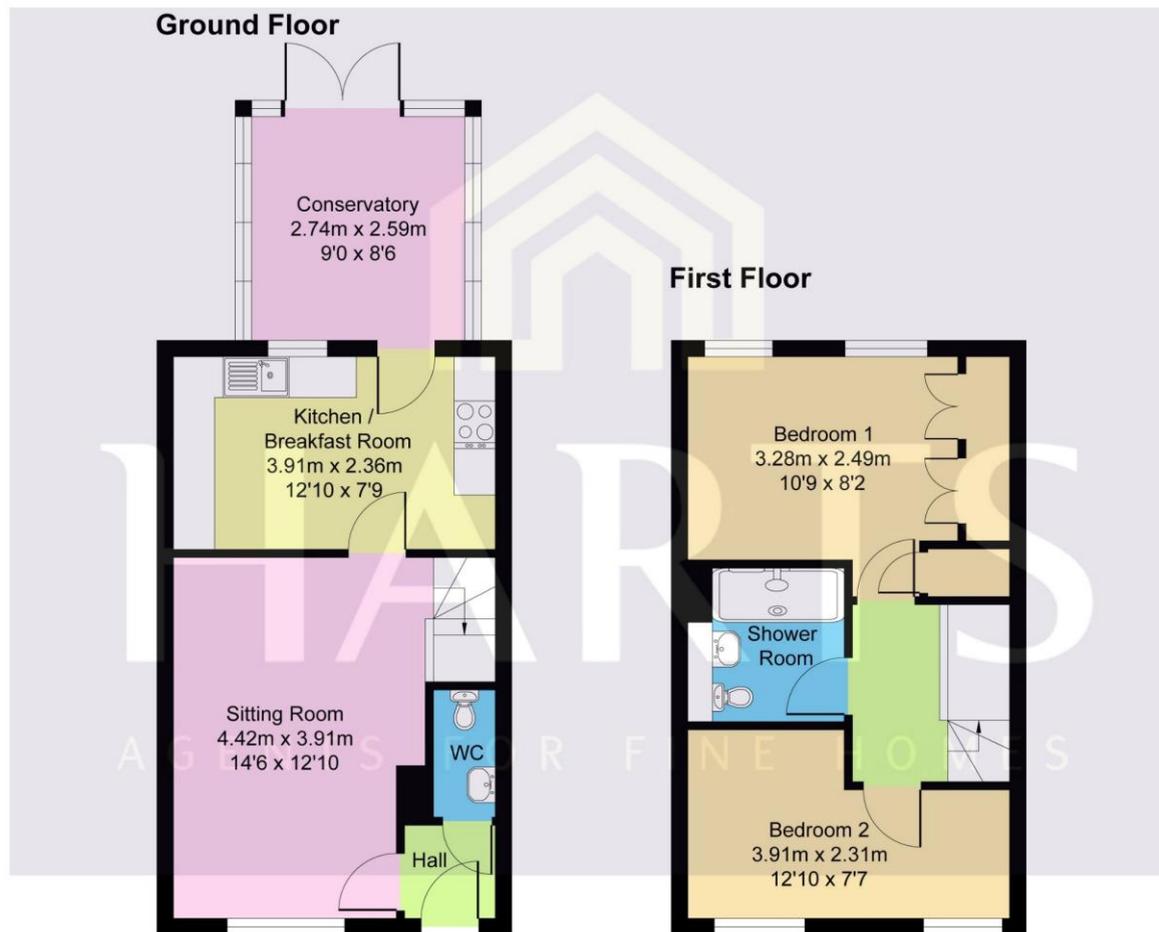
AGENTS NOTE In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a relative/close associate of an employee of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required.







**10 Bremridge Close, Barford CV35 8DE**  
**Main House Area 674.89 square feet**



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