



'A 60% SHARED OWNERSHIP HOME'

3 Breach Lane, Claverdon,
Warwickshire CV35 8QB'

Share Price
£207,000



Harts are delighted to offer for sale this delightful, shared ownership, two bedroom end of terrace home in the pretty village of Claverdon. The share for sale is 60% of the total market value and buyers need to have a local market connection to be considered (a detailed criteria is available on request to make sure you qualify). A perfect home for those who want to jump on the property ladder in a sought after location.

Breach Lane sits on the edge of Claverdon village and benefits from lovely surrounding countryside views. The property offers well presented accommodation throughout and has plenty of outside space for family play and outside entertaining in the warmer months.

APPROACH

The property is approached down a paved pathway with lawned areas either side to the front door.

WELCOMING HALLWAY

With understairs storage cupboard and doors radiating off to:-

MODERN FITTED BREAKFAST KITCHEN

Being dual aspect with windows to both front and side elevations, fitted with a range of grey fronted eye and base level units and drawers with complementary work surfaces over, space and plumbing for washing machine, space for upright fridge freezer, space for tumble dryer, space and plumbing for dishwasher, stainless steel sink and drainer with mixer tap over, and integrated electric oven and hob with extractor over.

LIVING ROOM

A bright living room at the rear of the property with French doors opening into the rear garden.

DOWNSTAIRS WC

With low flush WC, wash basin with useful storage beneath.

LANDING

Boiler cupboard with linen shelving.





BEDROOM (REAR)

With lovely views of the surround countryside.

BEDROOM (FRONT)

A second double bedroom with rural views to front.

FAMILY BATHROOM

With window to side elevation and comprising low flush WC, hand basin, panelled bath with mains fed shower over, tiling to splashback areas.

SOUTH WESTERLY FACING REAR GARDEN

Being mainly laid to lawn and with fencing to all boundaries, a wrap around patio area so ideal for family playtime as well as al fresco entertaining. Side access to the front of the property with an area to store bins, outside tap, and useful garden storage shed.

PARKING

There are two allocated parking spaces in the small carpark to the side of the property.

LOCATION Claverdon

The desirable village of Claverdon, is an attractive village surrounded by rolling Warwickshire countryside. The village has a primary school, doctors surgery, a community store, a fine parish church, public houses, and the Ardencote Country Club nearby with full leisure facilities. Claverdon has excellent access to the motorway network at junction 15 of the M40.



ADDITIONAL INFORMATION

TENURE: LEASEHOLD . Purchasers should check this before proceeding. The current owners pay around £56.53 per month to Warwickshire Rural Housing which covers the rent for the remaining 40% of property.

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. There is an Air Source Heat pump central heating system.

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 D

ENERGY PERFORMANCE CERTIFICATE RATING: B 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.

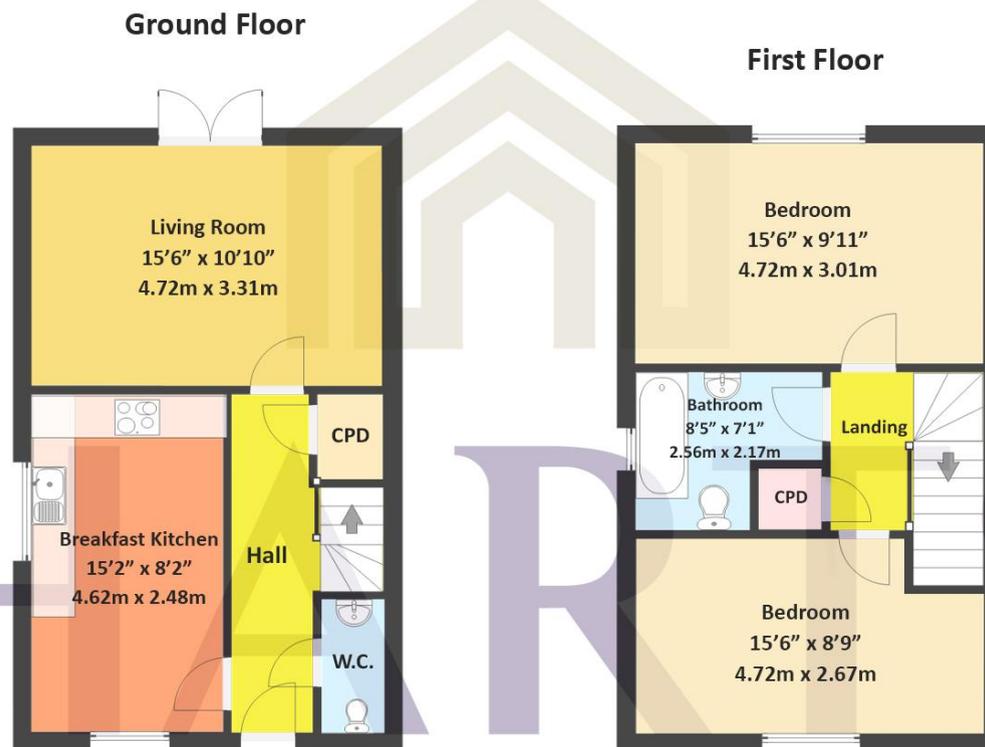
MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







Total Internal Accommodation 73.71 square metres / 793 square feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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