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Castle Mound, Barby, Rugby, CV23 8TN

£335,000 Semi-Detached

3 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Offered for sale is this well presented three bedroom, semi-detached home, commanding a central position in the quaint and popular village of Barby. Possessing stunning views to the rear, with rolling fields reaching to the horizon.

Features & Utilities

- ✓ Three Bedrooms
- ✓ Semi Detached
- ✓ Well Presented Throughout
- ✓ Desirable Village Location
- ✓ Multiple Off Road Parking
- ✓ Garage
- ✓ Enclosed, Private Rear Garden
- ✓ Oil Fired Heating
- ✓ uPVC Double Glazing
- ✓ Stunning Countryside Views

Property Overview

Offered for sale is this well presented three bedroom, semi-detached home, commanding a central position in the quaint and popular village of Barby. Possessing stunning views to the rear, with rolling fields reaching to the horizon. This chalet style build is located down a peaceful cul-de-sac and has been tastefully updated by the current owners with modern finishes applied to this 1970's build, lending a warm and welcoming feel throughout. Full accommodation comprises; Entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and a family bathroom, outside is a driveway leading to the garage and a lawn frontage. The rear garden contains lawn, decking and patio sections for flexible outdoor living. EPC Rating: C. Council Tax Band: D

HALL

Entry via composite door. Access to lounge, dining room, kitchen and WC. Staircase rising to first floor. Wood framed single glazed window to front elevation. Tiled flooring. Radiator.

LOUNGE 3.55m x 3.32 (11'8 x 10'11)

uPVC double glazed window to front elevation. Wood laminate flooring. Radiator.

DINING ROOM 5.28m x 3.32m (17'4 x 10'11)

uPVC double glazed sliding patio doors to garden. Two radiators. Laminate flooring. Access to under stairs storage. Wood framed French doors with glass panelling to lounge.

KITCHEN 3.03m x 2.63 (9'11 x 8'7)

Dual aspect uPVC double glazed windows to side and rear elevations. A range of base and wall units. Vinyl flooring. Splash back tiling. Space for all white goods. Integrated fridge and freezer. Induction hob, concealed extractor hood and single oven. Black composite sink and drainer. Wood framed single door to rear elevation.

FIRST FLOOR LANDING

Access to bedrooms, bathroom and loft.

BEDROOM ONE 3.55m x 3.30m (11'8 x 10'10)

uPVC double glazed window to front elevation. Original wooden floorboards. Radiator.

BEDROOM TWO 3.59m x 3.32m (11'9 x 10'11)

uPVC double glazed window to rear elevation. Fitted wardrobes.

BEDROOM THREE 3.39m x 2.67m (11'2 x 8'9)

Dual aspect uPVC double glazed windows to side and rear elevations. Radiator.

BATHROOM

uPVC double glazed windows to front and side elevations. Wet room style floor and open shower, low level WC, bath and wash hand basin. Heated towel rail. Half height tiling.

OUTSIDE

FRONT GARDEN

Off road parking for several vehicles, leading directly into garage. Mainly laid to lawn with stone built wall.

REAR GARDEN

Block paved patio stretching across the width of the property. Generous lawn and decking area to the head of the garden, overlooking rolling countryside.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – No

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Oil

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

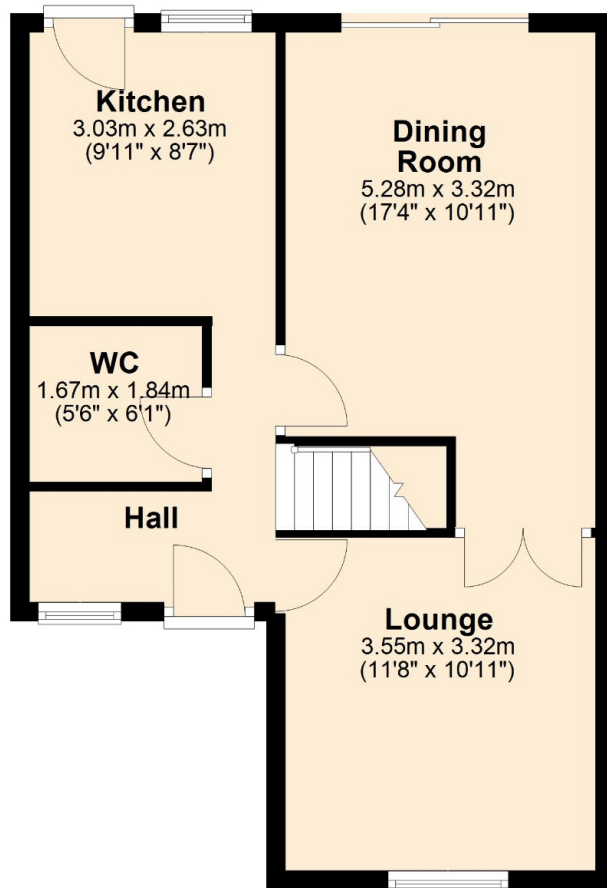
AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

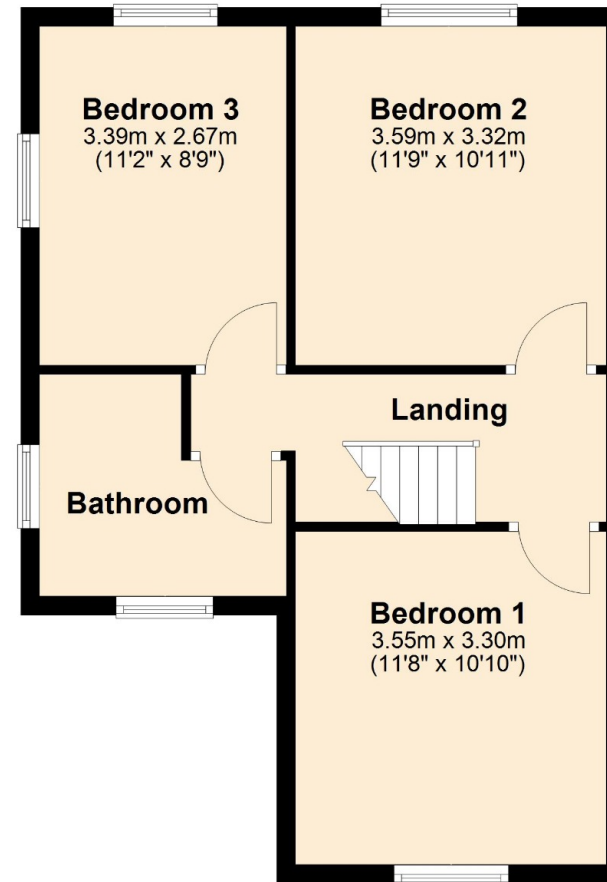
Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.3 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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