





Crabb Curtis

20 Harrow Road
Whitnash | CV31 2JD

Offers in the region of: £325,000





20 Harrow Road in further detail comprises
The semi-detached bungalow is set back from the road and is approached via a paved driveway with planted borders to front aspect leading to the garage, access to rear garden and the main entrance door opening to:

Entrance Hall
Obscured windows to the side aspect, ceiling light point, radiator, access to the loft via a hatch with a fitted ladder, and doors leading to:

Living / Dining Room
Large window to rear aspect overlooking the garden, two wall mounted light points, coving, radiator and feature marble hearth with a Paragon 2000 Gas Fire insert.

Kitchen
Door to rear aspect with window to the side leading to conservatory, window to side aspect, ceiling light point with fluorescent tube, radiator, partially tiled walls and a fitted kitchen comprising: range of wall, drawer and base units with inset stainless steel sink with mixer tap and drainer unit, space for freestanding cooker, space for freestanding fridge/freezer and space and plumbing for washing machine.

Conservatory
Windows to rear and side aspects, single door to side aspect of the garden, tiled flooring, wall mounted light point and electric points.

Bedroom One
Bow-fronted windows to front aspect, ceiling light point, coving and radiator.

Bedroom Two
Bow-fronted windows to front aspect, ceiling light point, coving, radiator and a range of built-in wardrobes.

Bathroom
Obscured window to side aspect, ceiling light point, fully tiled walls and a suite comprising a low-level flush W.C., pedestal wash hand basin with mixer tap, built-in storage cupboard housing the hot water tank with additional storage, and a panelled bath with electric shower over.

Outside

Rear Garden
The rear garden is accessed via the living/dining room, conservatory and gated side access. The garden comprises a paved patio, lawn with planted borders, an ornamental pond, an additional patio area, vegetable beds and mature hedging to the rear and side boundaries. There is also a garden shed.

Garage/ Workshop
Up-and-over door to the front aspect, with a window to the rear. The garage benefits from a ceiling light

point with fluorescent tube lighting and multiple electrical points, together with a large workbench.

Agent Note

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax

The vendor has informed us that the property is located within Warwick District Council and is Band D.

Tenure

The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures & Fittings

Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

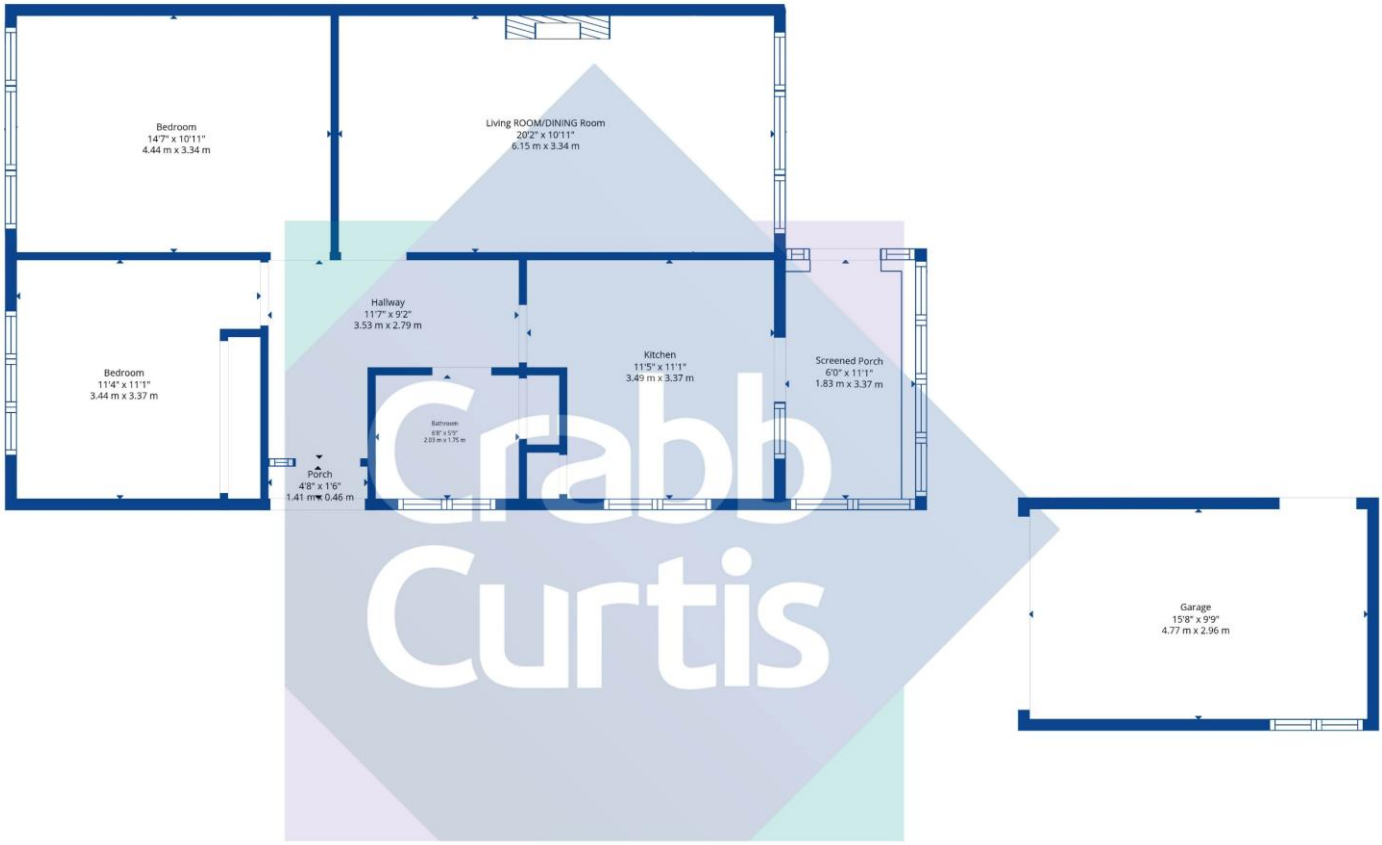
There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

General Information

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained.
The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase

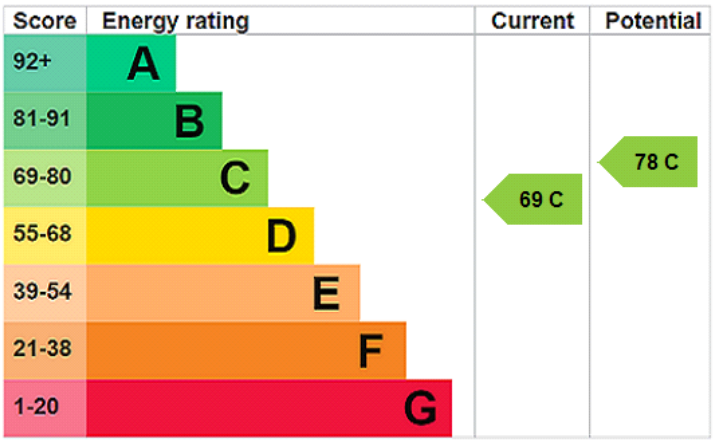






Total: 776 sq. Ft, 72 m2
Ground Floor: 776 sq. Ft, 72 m2
Excluded Areas: Garage: 152 sq. Ft, 14 M2, Screened Porch: 67 sq. Ft, 6 M2, Porch: 7 sq. Ft, 1 M2,
Patio: 309 sq. Ft, 29 M2, Bay Window: 12 sq. Ft, 1 M2, Walls: 97 sq. Ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.