



High Street, Henley-In-Arden B95 5BG

welcome to

High Street, Henley-In-Arden

*** BEAUTIFULLY PRESENTED COTTAGE *** GRADE TWO LISTED *** TWO BEDROOMS *** STUNNING ORIGINAL FEATURES WITH A MODERN FINISH
*** ALLOCATED PARKING *** GARDEN *** KITCHEN/DINER *** SET IN THE HISTORIC TOWN OF HENLEY-IN-ARDEN *** EXCELLENT LOCATION ****



Entrance

Leading directly into the

completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Kitchen/Diner

With a range of wall and base units, a sink/drain, plumbing for a washing machine, a gas hob with extractor hood over, an electric fan oven, a central heating radiator and double glazed windows to the rear.

Living Room

With a wood burning fire, a central heating radiator and double glazed windows to the front

Landing

With double glazed windows to the rear and a storage cupboard

Bedroom One

With fitted wardrobes, double glazed windows to the front and a central heating radiator

Bedroom Two

With built-in wardrobes, double glazed windows to the front and a central heating radiator

Bathroom

With a w/c, hand wash basin, a bath with shower over, extractor fan, and double glazed windows to the rear

Garden

With block paved and decking areas

Agents Note

The Council Tax Band for this property is E

Agents Note

There is a quarterly maintenance charge of £75 .

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



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welcome to

High Street, Henley-In-Arden

- Beautifully presented Cottage
- Grade two listed
- Two bedrooms
- Excellent location
- Allocated parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RDC110686 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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