



## FALKLAND PLACE

WARWICKSHIRE, CV47 2UD

GUIDE PRICE £245,000

FREEHOLD

Set within the sought-after village of Temple Herdewyke, this spacious three-bedroom end-of-terrace home offers a fantastic opportunity for its next owners. With excellent transport links and a wealth of local amenities nearby, the property combines village living with everyday convenience.



# FALKLAND PLACE

- **\*\*NO CHAIN\*\*** • 3 Bedrooms • Versatile
- Home • Off Riad Parking • Close To
- Amenities • Great Transport Links



## Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to all of the principal rooms within the home.

-Located at the front of the property, the spacious lounge is flooded with natural light, creating a bright and welcoming atmosphere. A feature fireplace provides an attractive focal point, while double doors lead through to the separate dining room.

-Situated at the rear of the property, the separate dining room is a converted conservatory with a solid roof, creating a comfortable and versatile additional reception space. French doors open onto the rear garden, allowing plenty of natural light and providing a pleasant connection to the outdoor space.

-The kitchen is fitted with a range of wall and base units and is complete with a double oven, induction hob, integrated fridge/freezer, and space for freestanding white goods. The kitchen also provides direct access to the rear garden.

## First Floor:

-The principal bedroom is situated at the front of the property and is a generously sized double room, complete with built-in wardrobes.

-Bedroom two is a further double room, situated at the rear of the property and complete with fitted wardrobes. Bedroom three is a generously sized single room, ideal as a child's bedroom, nursery, or home office.

-Conveniently situated close to all three bedrooms, the family

bathroom is fitted with a separate bath, shower cubicle, wash hand basin, and WC.

## Garden, Exterior & Further Property Information:

-Outside, the property benefits from an enclosed rear garden, laid mainly to lawn with a decked seating area and side gated access.

-The property also benefits from oil central heating, double glazing throughout, and off-road driveway parking for one vehicle.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this home offers the perfect blend of rural community living and everyday convenience.

## Important Property Information:

Tenure: Freehold

EPC: D

Local Authority: Stratford On Avon District Council

Council Tax Band: B

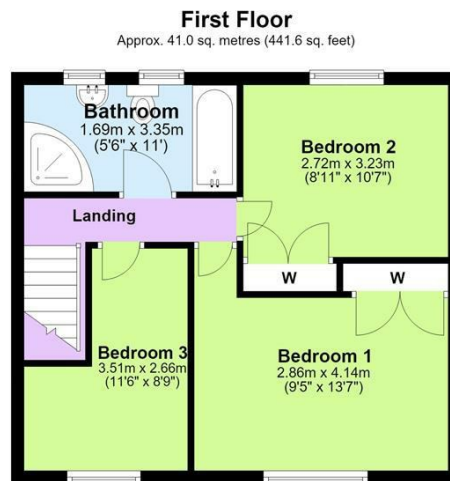
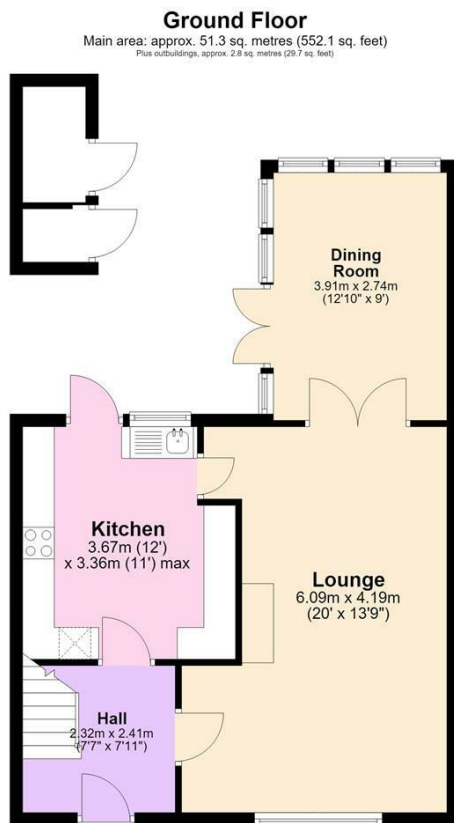
Maintenance Fee: £74 paid 10 times per annum



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Main area: Approx. 92.3 sq. metres (993.7 sq. feet)  
Plus outbuildings, approx. 2.8 sq. metres (29.7 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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