



41 Combrook, Warwick
Warwick

Guide Price **£385,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



41 Combrook

Warwick

- Two bedroom semi-detached Victorian house
- Planning GRANTED for extension (ref 23/03249/FUL)
- Rare opportunity to add value in sought after village
- No onward chain
- Generous plot size
- Several outbuildings and garage

A two bedroom semi-detached Victorian house situated in a generous plot with outbuildings is in need of refurbishment and has planning permission GRANTED for single and two storey extension.

Council Tax band: D

Tenure: Freehold

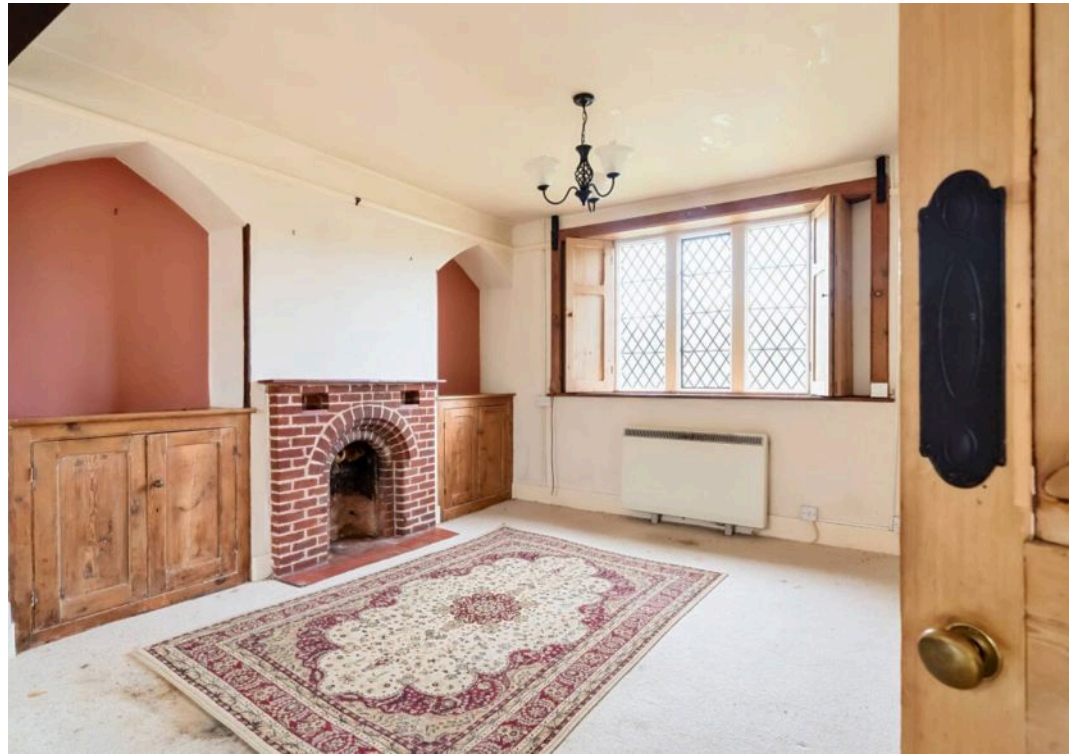
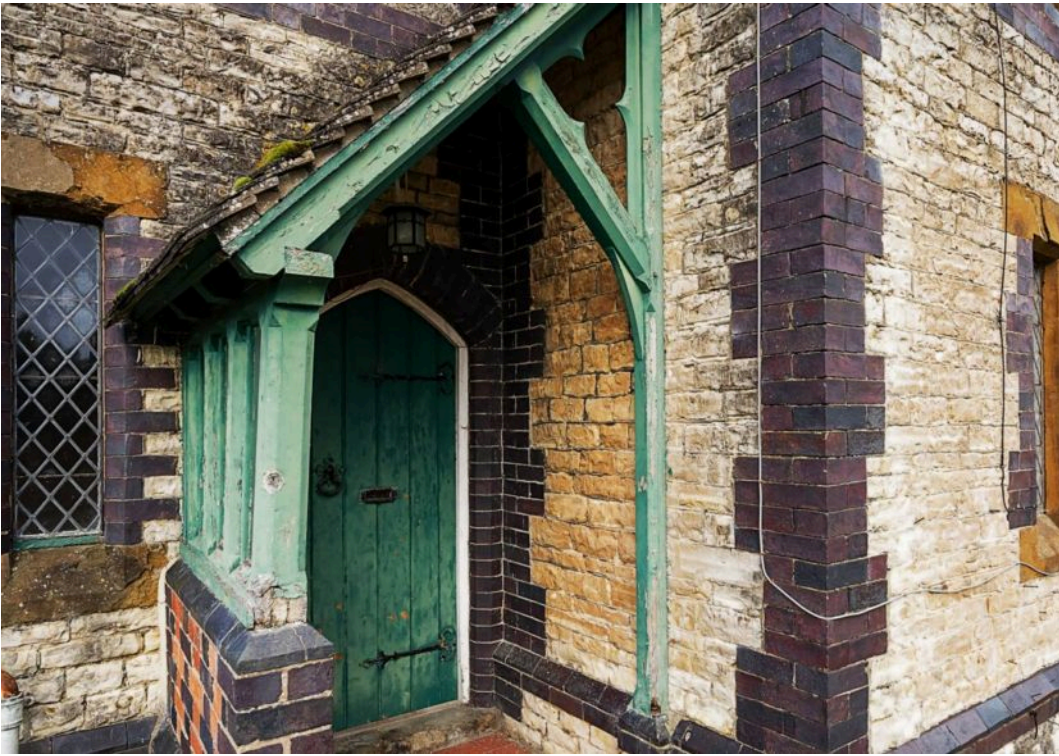
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G



The picturesque village of Combrook is situated approximately eight miles from the historic market town of Stratford-upon-Avon, offering a plethora of independent and boutique café shops and restaurants as well as larger facilities such as the Everyman Cinema, Stratford Racecourse and many historical sites linking to the Shakespearean era. In addition the local villages of Kineton, Ettington and Wellesbourne are within a few miles of Combrook and all offer convenience stores. There are primary schools in Wellesbourne, Kineton, Ettington and Moreton Morrell, and an excellent range of state, independent and grammar schools including Warwick Prep School, Warwick Boys School, Kingsley School for Girls in Warwick, The Croft Prep (Stratford-upon Avon), Stratford Grammar School, King Edward School for Boys, Kingsley School and Arnold Lodge.





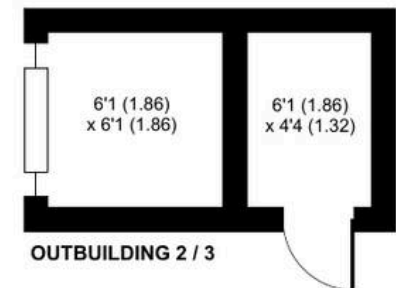
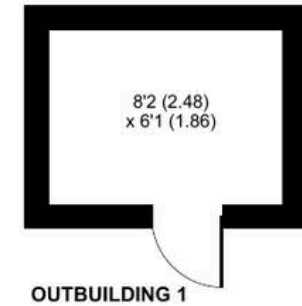
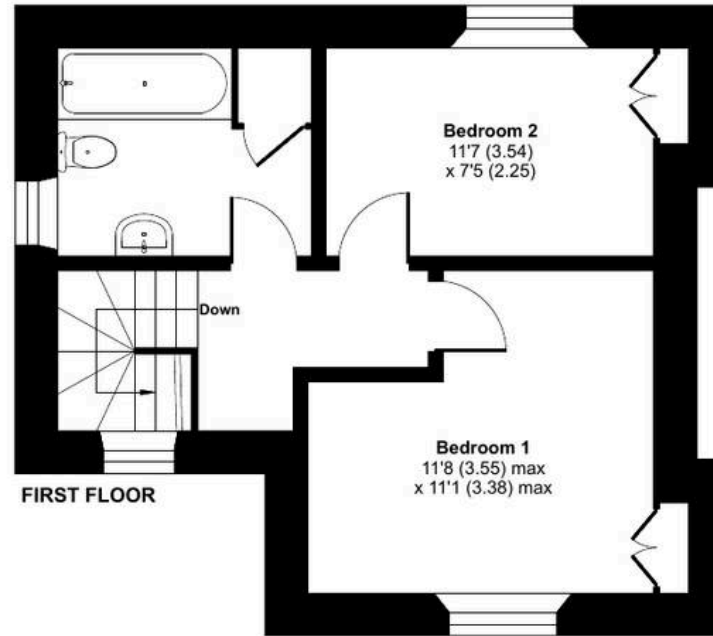
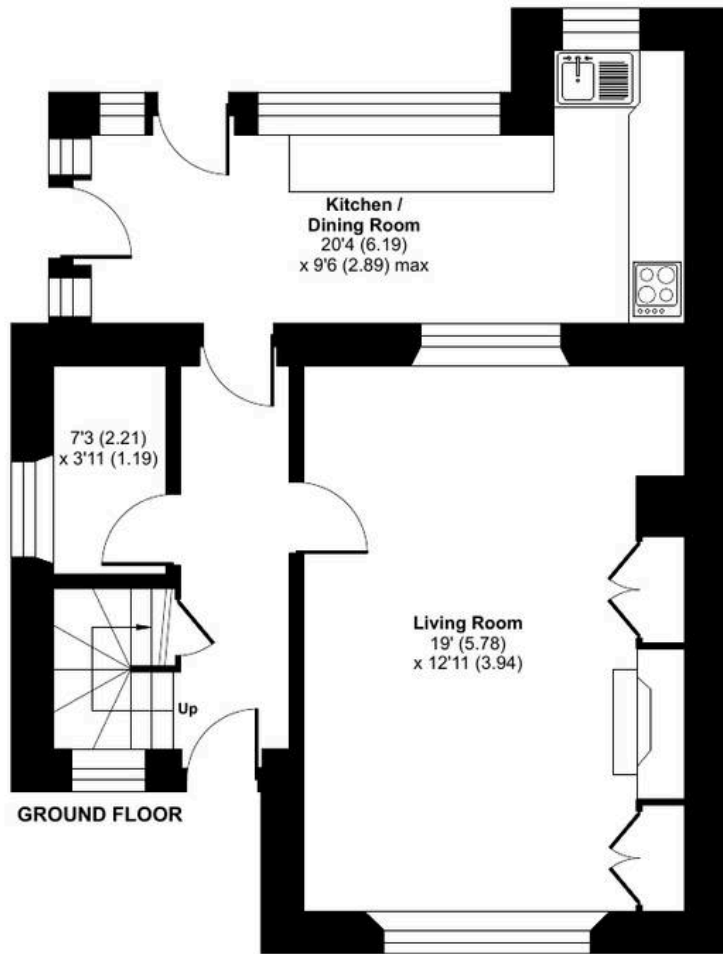
Combrook, Warwick, CV35

Approximate Area = 898 sq ft / 83.4 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1011 sq ft / 93.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1228012



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