



 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Barby












3 Bedrooms | 1 Bathroom | 1 Reception Room | Off Road Parking



11 WARE ORCHARD

BARBY, CV23 8UF

-  Semi Detached Property Sitting On Large Footprint
-  UPVC Double Glazing Throughout
-  Great Location For Commuting
-  Quiet Cul-De-Sac Location
-  UPVC Double Glazing Throughout
-  Front And Rear Gardens
-  Three Bedroom House
-  Barby Village Location
-  Utility Room

LOCAL PROPERTY EXPERT STAN FRENCH

 01327 878926

 07980 668096

 stan@campbell-online.co.uk

Very good service and communication. Always let us know what the current status of our purchase was. Good conduit between us and the seller and actively assisted in problem solving when anything arose during our purchase.

NAME: Steve and Elaine, Kilsby - 19th July, 2023
ABOUT: Stan



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This three bedroom semi-detached property sits on a large footprint in a quiet cul-de-sac, and is located in the prized village of Barby.

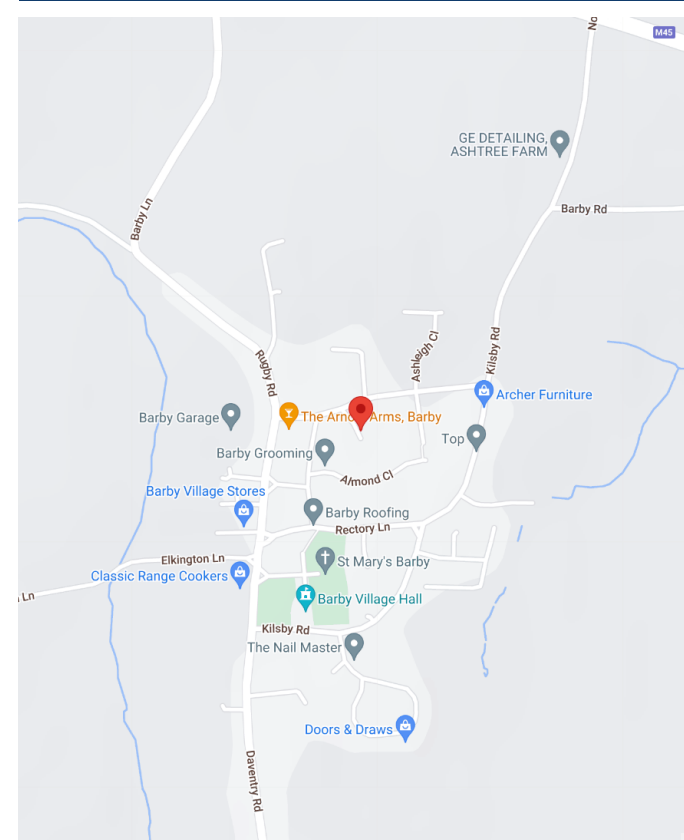
LOCATION

The property sits in a lovely quiet location set well back from the road, yet still close to the village amenities. Barby is a lovely village, very friendly, just pop in the shop or the village pub, you will be made to feel very welcome. The village is located approximately 5 miles from Rugby and about 7 miles from Daventry, and on its outskirts is a highly regarded Garden Centre. The village has a Public House, Shop and Post Office along with a Church and School. It is also just a short walk to the Oxford canal and plenty of other countryside walks.



This lovely house in the cosy village of Barby, has three bedrooms and plenty of outside space. You won't have to worry about finding a parking spot because there's space to park your car right in front of the house. When you walk in, you'll see a hallway that feels welcoming, the lounge / dining room is spacious, bright, and faces the rear garden, the kitchen is a good size, and there is plenty of storage space, there is also the bonus of a utility room. Upstairs there are three bedrooms, two doubles and a single, the family bathroom and separate WC.

The property also benefits from UPVC double glazing and oil fired central heating. The property is ideal if you need to commute, being close to all major road networks and nearby train stations, this village really does offer "the best of both worlds." In a nutshell, this house in Barby is perfect for a family. It's got large front and rear gardens, off road parking, the village is friendly, and you can easily get to nearby towns.



Council Tax: Band C EPC: Rating TBC

“If you're looking for a great home, don't wait too long because houses like this don't stay on the market for too long. Get in touch with us to see it for yourself. ”

