



**Connells**

Kineton Road  
Wellesbourne Warwick



# Kineton Road Wellesbourne Warwick CV35 9NE

for sale guide price  
**£300,000**



## Property Description

Connells are pleased to be present this generous sized TWO BEDROOM semi-detached property. Benefiting a modern fitted kitchen, lounge with traditional style fireplace and family bathroom.

Externally the property is set back from the road offering off-road parking. There is a generous sized rear garden with three brick built outbuildings offering plenty of storage.

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## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to

the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

**Entrance Hall**

Having door from front elevation, stairs rising to the first floor and door to;

**Lounge**

12' 9" MAX x 14' 2" MAX ( 3.89m MAX x 4.32m MAX )

Having feature fireplace with log burner, radiator, double glazed bay window to the front elevation and door to;

**Kitchen/Diner**

10' 2" MAX x 15' 9" MAX ( 3.10m MAX x 4.80m MAX )

Traditional, 'shaker' style fitted kitchen having a range of matching wall and base units and complimentary work surfaces over, inset sink and drainer unit, recess for Rangemaster cooker, integrated dishwasher and fridge freezer, space and plumbing for washing machine and door to rear elevation into garden;

**First Floor**

**Landing**

Having doors to bedrooms and bathroom;

**Bedroom One**

13' 3" x 9' 9" ( 4.04m x 2.97m )

Having fireplace, radiator, built in over-stairs storage and double glazed window to front elevation;

**Bedroom Two**

12' 8" x 7' 9" ( 3.86m x 2.36m )

Having fireplace, radiator and double glazed window to rear elevation;

**Bathroom**

Partly tiled bathroom having white suite, comprising a wash hand basin, low level W/C, bath with shower over, towel rail, cupboard housing gas boiler and obscure double glazed window to side elevation;

**Outside Front**

Having a lawned fore garden, pathway leading to front door, gated entry to the rear garden and set back from the road.

**Rear Garden**

A generous sized mature rear garden with lawn and stone chippings patio area, three brick built outbuildings offering great storage space and timber fences to the boundaries;

**Council Tax**

Local Authority: Stratford District Council















This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01789 841535**  
**E [wellesbourne@connells.co.uk](mailto:wellesbourne@connells.co.uk)**

Bridge Street  
 WELLESBOURNE CV35 9QP

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE102673](http://connells.co.uk/Property/WBE102673)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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