

Peter Clarke
New Homes



9b Kineton Road, Wellesbourne, CV35 9NE

Guide Price £485,000

- Walking Distance To Local Amenities And Wellesbourne Primary School
- Kitchen With Integrated Appliances
- Separate study
- Living, Kitchen, Diner
- Principle Bedroom With Ensuite Shower Room
- Underfloor Heating In Kitchen Diner
- Private, Enclosed Rear Garden
- Village Location
- Electric Car Charging Point And Off Road Parking
- NO CHAIN



A recently completed, four bedroom detached house located in the heart of the village and set back from the road. The property briefly comprises living room, study, kitchen/living/diner, utility and WC. Whilst to the first floor four double bedrooms, ensuite to principle bedroom and family bathroom. Within walking distance of Wellesbourne Primary School. No Chain.

Wellesbourne

is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. There are a wide range of local amenities within the village to include a variety of shops, Co-Op, Sainsburys, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains water, electric, drainage and gas are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants, or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to not yet be assessed.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: A

VIEWING: By Prior Appointment with the selling agent Peter Clarke New Homes on 01926 870145

AGENTS NOTE

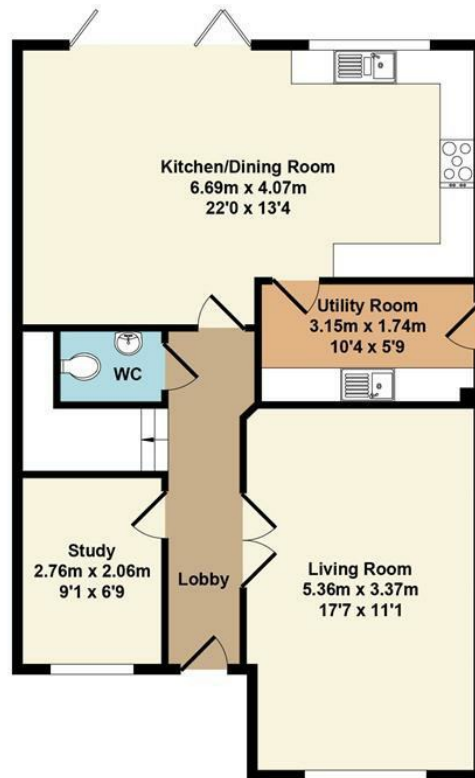
Floorplan differs slightly to that shown. There isn't a door from the utility room, it is a window.



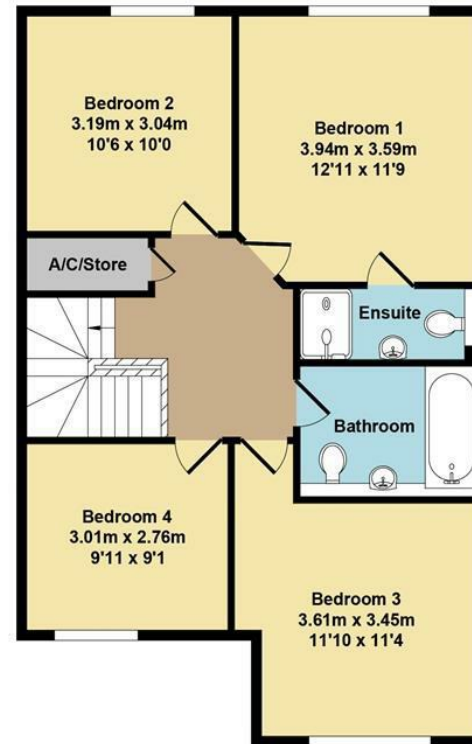
Kineton Road, Wellesbourne

Total Approx. Floor Area 131.80 Sq.M. (1418 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 65.90 Sq.M.
(709 Sq.Ft.)



First Floor
Approx. Floor
Area 65.90 Sq.M.
(709 Sq.Ft.)





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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