



Ivens Close, Kineton, CV35 0DD

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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PROFESSIONALS



# Property Description

An immaculately presented two bedroom end terraced property located on the edge of the sought after village of Kineton.

This attractive home has been beautifully decorated throughout and enjoys a newly landscaped garden to the rear. With parking to the front of the property this would make an ideal home for first time buyers.

The accommodation comprises in brief: Hallway, Kitchen, Living Room, Guest Cloakroom, Two Bedrooms and a family Bathroom.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. There are a wide variety of local amenities in the village including a newly modernised High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, a Hairdressers and Barbers as well as an Optician, Vets, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop and Indian Brasserie. Kineton enjoys a friendly community spirit within the village with a varied calendar of social events taking place.







## Key Features

- Immaculately presented throughout
- Two bedroom end terraced property
- Sought after village location
- Good sized living room
- Kitchen
- Two Bedrooms
- Bathroom
- Landscaped rear garden
- Parking
- EPC Rating - B

**Offers Over  
£245,000**





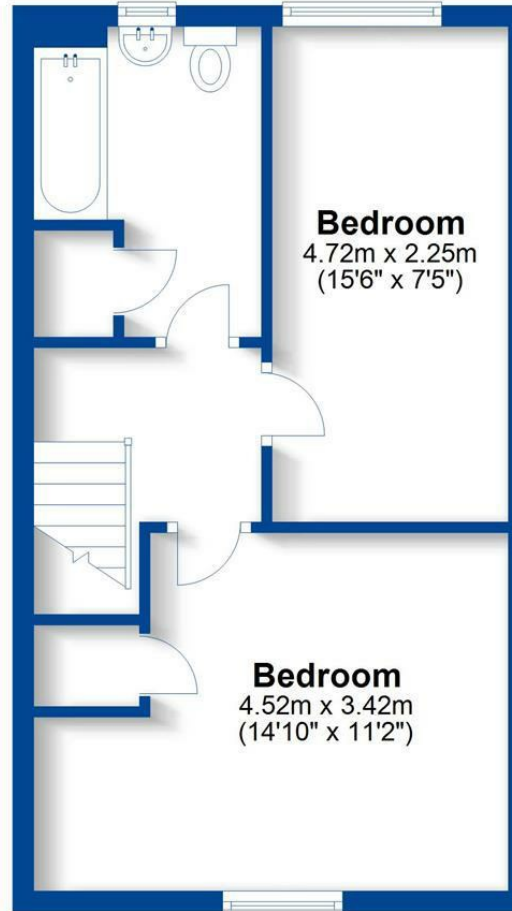
## Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority  
Stratford District Council



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