



Peter Clarke

4 Ivens Close, Kineton, Warwick, CV35 0DD



- Ideal For First Time Buyers or Downsize
- Well Presented
- Kitchen
- Good Size Living Room
- Downstairs Cloakroom
- Two Double Bedrooms
- Bathroom
- Enclosed Rear Garden
- Two Allocated Car Parking Space
- Available for 50% Share Or 100%



£240,000

#### ACCOMMODATION

Enter into a spacious entrance hall with wall mounted radiator with stairs rising to first floor. Door leads into kitchen, fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer with window overlooking the front aspect. Having integrated cooker with four burner hob and extractor over along with space for fridge freezer and space for washing machine. Along the entrance hall there is access into the cloakroom with with wc and wash hand basin with tiled splash back, wall mounted radiator and extractor fan. The spacious living room has window overlooking the rear garden and personnel door into the garden, wall mounted radiator and additional door to storage under the stairs.

The first floor landing leads to both bedrooms and bathroom. The master bedroom is a spacious double room with window overlooking front aspect with door allowing large storage space over the bulkhead of the stairs. Wall mounted radiator. The second bedroom has a window overlooking the rear aspect and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with mixer taps and shower attachment, wc and wash hand basin. Wall mounted radiator, extractor fan, obscure window to the rear, and door to a spacious airing cupboard which also houses the boiler.

#### OUTSIDE

The garden is mainly laid to lawn with block paving around allowing access to a seating area to the rear of the property and shed. There is a gate which allows right of way to neighbouring gardens. To the front of the property there are two allocated parking spaces.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating to radiators.

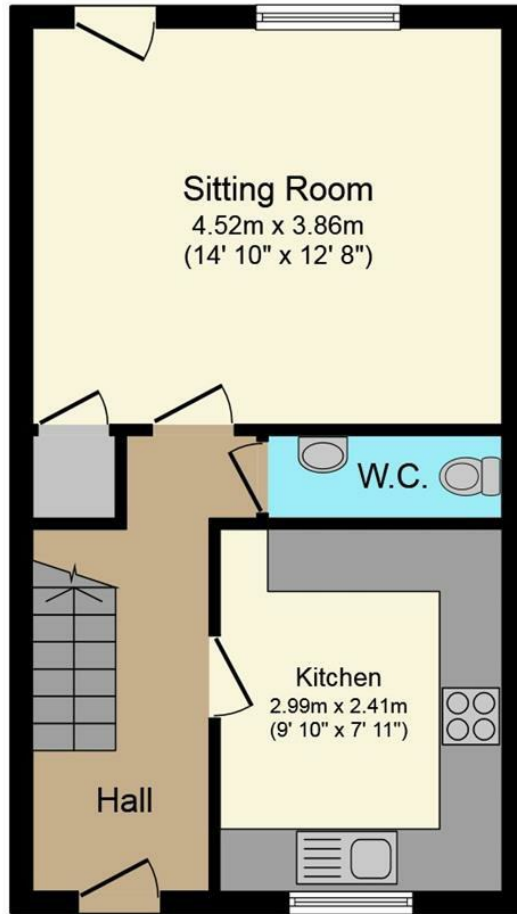
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is a pathway that leads behind neighbouring houses to bring bins around to the front of the house.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

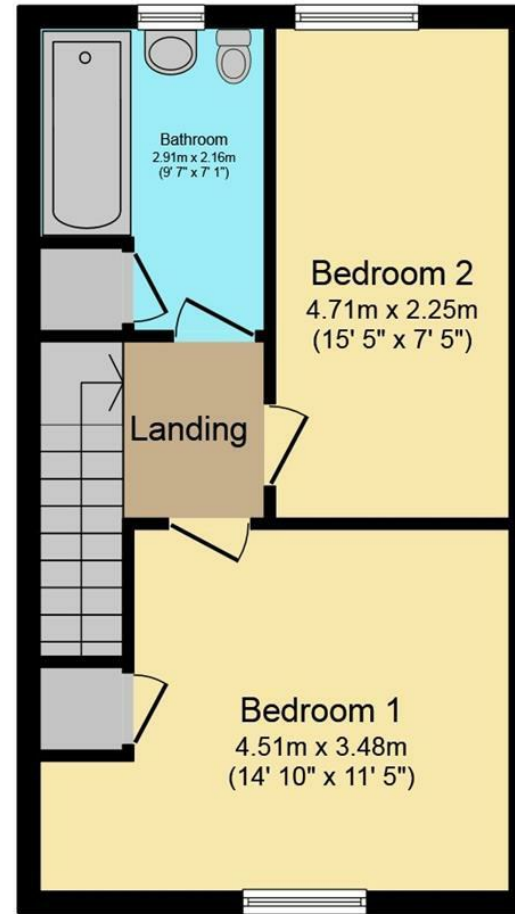
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.





**Ground Floor**



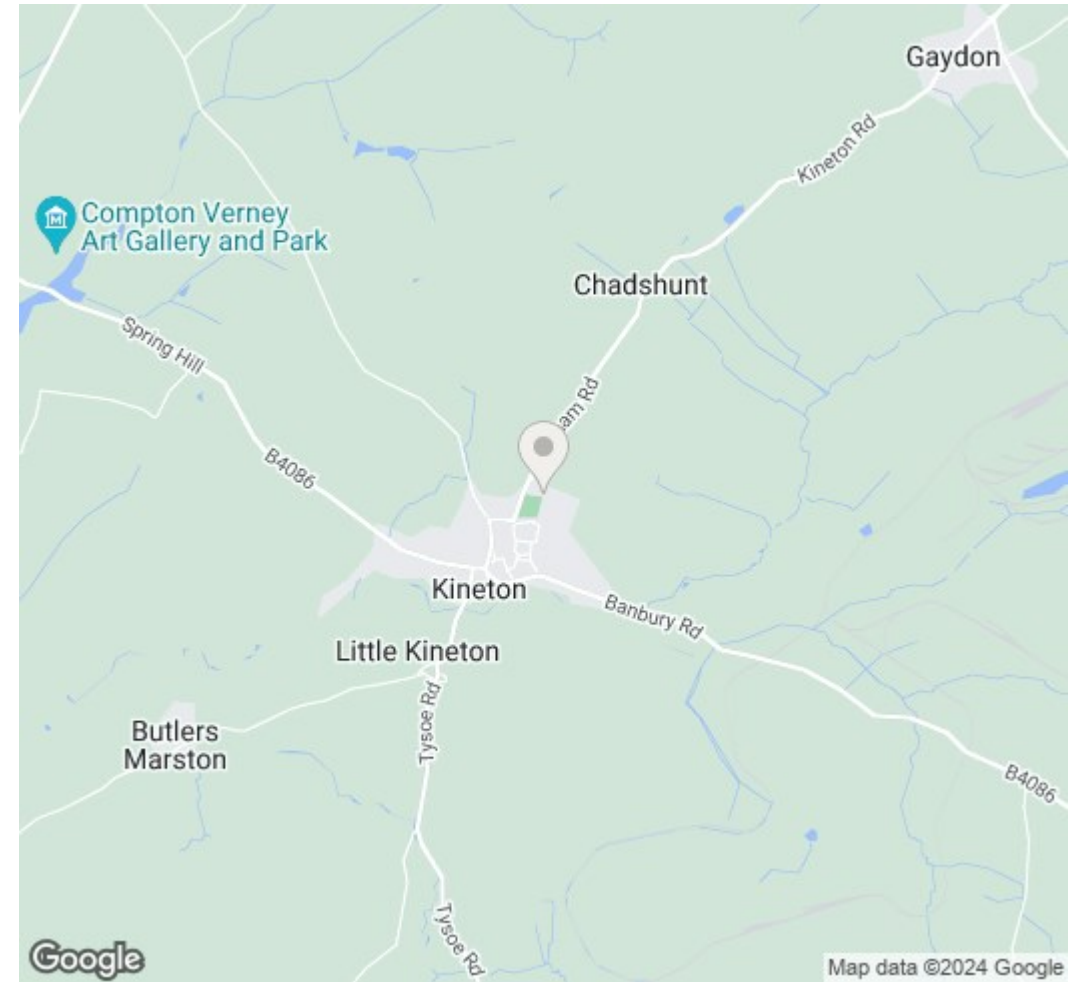
**First Floor**

Total floor area 74.8 sq.m. (805 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox







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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