



9 Southam Street, Kineton, Warwick, CV35 0LN

- Grade II Listed
- Stone Cottage
- Living Room
- Kitchen
- Downstairs Shower Room
- A Large Master Bedroom
- Charm & Character
- Centrally Located To The Village of Kineton
- Enclosed Rear Garden



£250,000

ACCOMMODATION

Having square bay window to the front of the property with window shelf. A log burner is positioned in the brick built chimney which is set on a slate plinth. Staircase rising to first floor. Open archway with featured vertical oak beams to either side leading through to the kitchen which is fitted with a range of all and base units with worktop over, inset stainless steel one and a half bowl sink with window overlooking rear garden. Fitted Neff halogen four ring hob unit with matching Neff fan assisted oven and grill. Neff canopy extractor fan unit above. Space for washing machine and space for fridge-freezer. Featured oak beam to ceiling leading through to inner hallway with large storage space under the stairs. Door into shower room fitted with a white suite comprising of wc, wash hand basin and shower enclosure. Tiled floor, spotlights, heated towel rail and obscure window to rear.

Upstairs the first floor landing offers window to rear aspect and access to loft space which is insulated and part boarded. A spacious principal bedroom with window to front aspect. Television, telephone point and electric heater. Deep fitted cupboard above the stairs. Bedroom two with window overlooking rear garden, exposed beam and electric heater.

GARDEN

A private pretty garden with paved patio area with step leading to the remainder of the garden laid to chippings. Brick boundary and planted with a variety of mature plants. Outside water tap and useful outbuilding.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. A Flying Freehold exists where the bathroom of number 9 is positioned underneath the bedroom of the adjoining property. This should be checked by your solicitor before exchange of contracts.

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

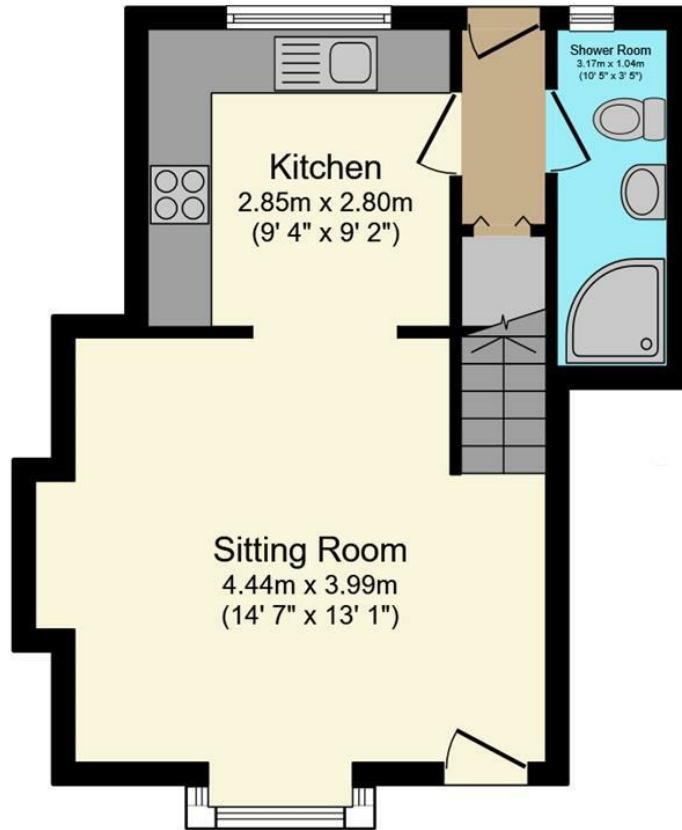
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.

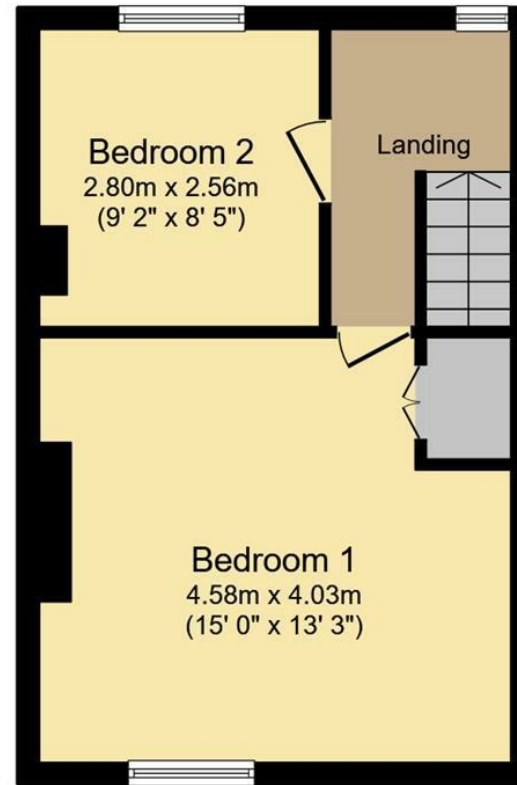


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Ground Floor

Floor area 33.3 m² (359 sq.ft.)



First Floor

Floor area 30.6 m² (330 sq.ft.)

TOTAL: 64.0 m² (689 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io





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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

