

Peter Clarke



4 Southam Street, Kineton, Warwick, CV35 0LN

- Grade II Listed Cottage
- Village Location
- Living Room
- Dining Room
- Kitchen
- Three Bedrooms & Office Space / Occasional Bedroom
- Bathroom & Ensuite
- Rear Garden
- EPC Rating E
- No Onward Chain



£325,000

NO ONWARD CHAIN. A refurbished Grade II listed terraced cottage centrally located in the village of Kineton. The accommodation comprises of living room, dining room and kitchen. Upstairs offers three bedrooms with an office or occasional fourth bedroom, master ensuite and family bathroom. Outside there is a paved rear garden. EPC Rating E.

ACCOMMODATION

From the front door into the living room. Window to the front and rear and stairs rising to first floor. Door into further reception room offering versatility as could be used as dining room, play room, snug etc. The kitchen is fitted with a range of wall and base units with worktops over. Inset sink and drainer with window overlooking front aspect. Oven with hob, dishwasher and space for fridge and space for washing machine. Upstairs the master bedroom offers window to front aspect and door into modern ensuite with walk in shower enclosure, wc and vanity basin. Bedroom two and three are both positioned to the front of the property. Bedroom four/nursery/study has window overlooking rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

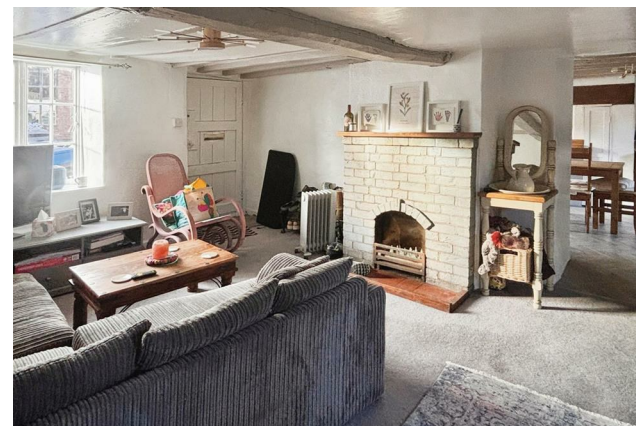
SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric heaters.

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.

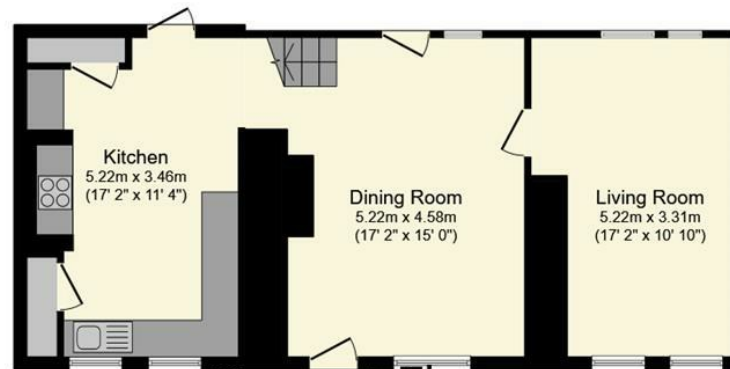
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

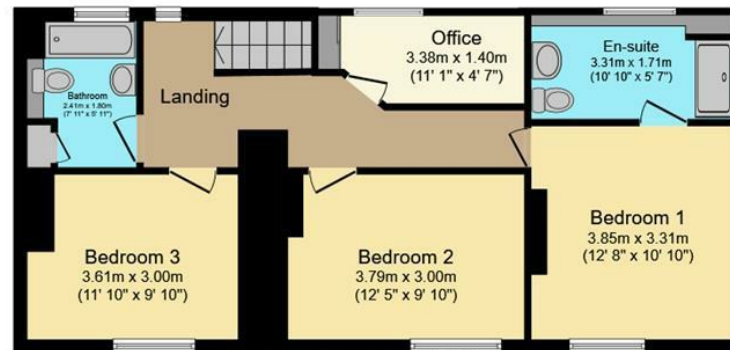


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Ground Floor

Floor area 60.3 m² (649 sq.ft.)



First Floor

Floor area 60.9 m² (655 sq.ft.)

TOTAL: 121.2 m² (1,304 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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