

Peter Clarke



1 Southam Street, Kineton, Warwick, CV35 0LN



- Character Features
- Kitchen/Diner
- Living Room
- Three Bedrooms
- Bathroom
- Extended rear garden
- Village Location
- Close To Local Amenities
- No Chain
- EPC: E



£365,000

Being offered with no onward chain a three bedroom cottage centrally located in the village of Kineton. The accommodation comprises of kitchen-diner and living room. Upstairs there are three bedrooms and a bathroom. Outside offers an extended rear garden.

#### ACCOMODATION

Entry through front door to entrance hallway with stairs rising to the first floor. Door leading into living room (16'02 x 11'08 max) with decorative fireplace, window to side aspect, window to front, built in shelving, wall mounted radiator to front and rear, under the stairs storage space. Door to kitchen-diner (16'11 x 12'07 max) off the hallway, kitchen-diner comprising of tiled floor, boiler, two windows to the front, one window to the rear and door into rear garden, wall mounted radiator to front and to side, fireplace with brick surround, a range of wall and base units with worktop over, breakfast bar, cooker, hob and extractor. There is also space for white goods such as fridge freezer, dishwasher and washing machine. From the hallway, stairs leading to first floor landing with useful storage cupboard housing radiator and extends to a further landing space. Bathroom (7'11 x 7'11 max) comprising of bath with overhead shower, shower screen, wash hand basin, w/c, built in shelving and partially frosted window to side aspect and wall mounted radiator. Bedroom one (9'06 x 15'09 max) comprising of wall mounted radiator and window to front. Bedroom two (8'08 x 14'03 max) comprising of wall mounted radiator and window to front. Third bedroom (10'04 x 7'00) comprising of window to rear and wall mounted radiator.

#### OUTSIDE & PARKING

Door leading into shared garden area with patio and laid lawn and side access to the front of the property. The property also comes with a further large garden to the rear. On street parking.

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

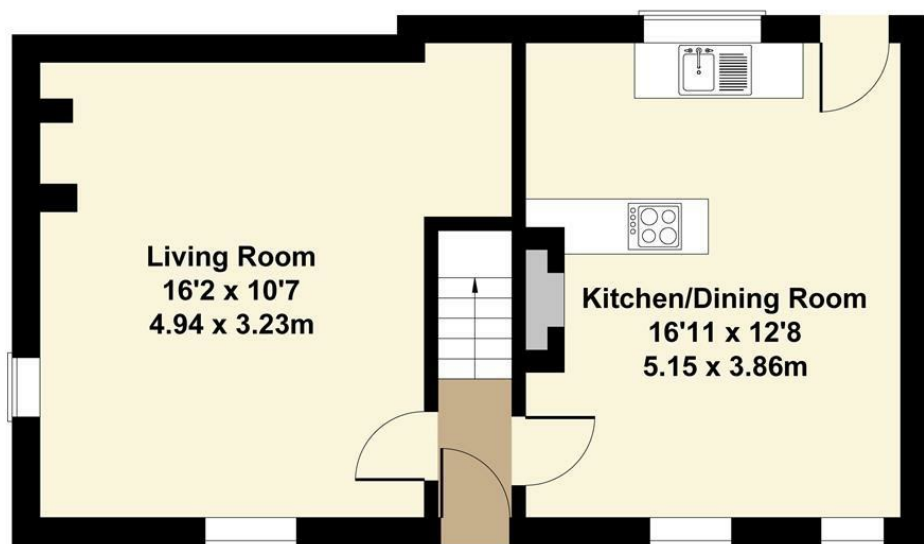
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

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

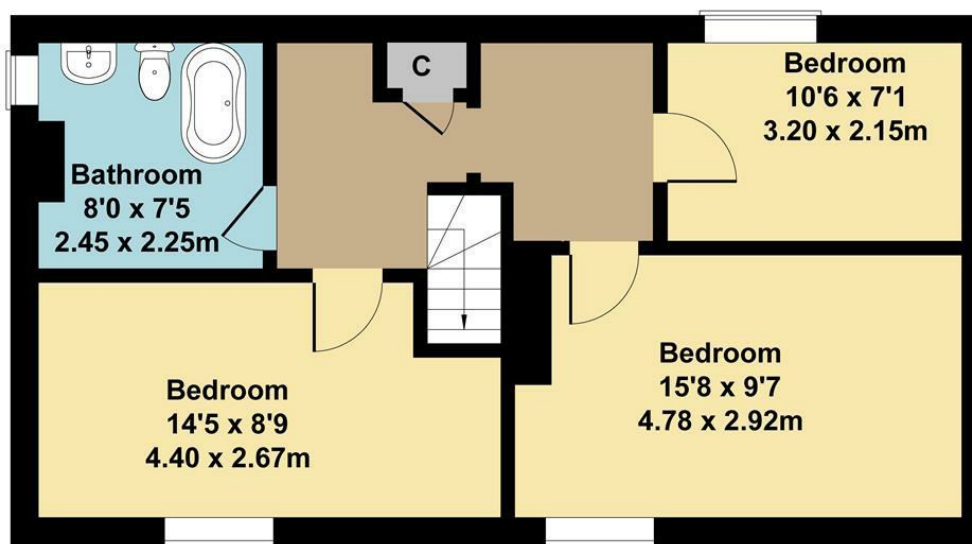
**VIEWING:** By Prior Appointment with the selling agent.



Approximate Gross Internal Area  
1066 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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