

Peter Clarke



Cub Cottage Market Square, Kineton, Warwick, CV35 0LP

- NO CHAIN
- Cottage
- Character Features
- Log Burner
- Courtyard Garden
- Central Village Location
- Two Bedrooms
- Shower Room
- EPC Rating E



£235,000

Offered with no onward chain, a charming two bedroom cottage centrally located in the village of Kineton. The accommodation offers living room with central log burner and exposed beams and opening into the kitchen. Upstairs there is a spacious master bedroom with door into shower room and a second bedroom suitable as a single room or study space. Outside there is a pretty courtyard with workshop benefitting power and light.

ACCOMMODATION

Entry through front door into living room, with log burner, window to front aspect. Door into kitchen with a range of wall and base units with inset sink and drainer, window overlooking rear aspect. Stairs rising to the first floor. Bedroom one has window to front aspect and door into shower room with shower enclosure, wc and wash hand basin. Bedroom two suitable for study or nursery offers window to rear aspect.

OUTSIDE

A decked courtyard offers and gate to side passageway. There is a brick built outbuilding which has previously been used as a workshop. Power and light.

GENERAL INFORMATION

TENURE: We have been advised that there is Flying Freehold over the passageway. 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.

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.

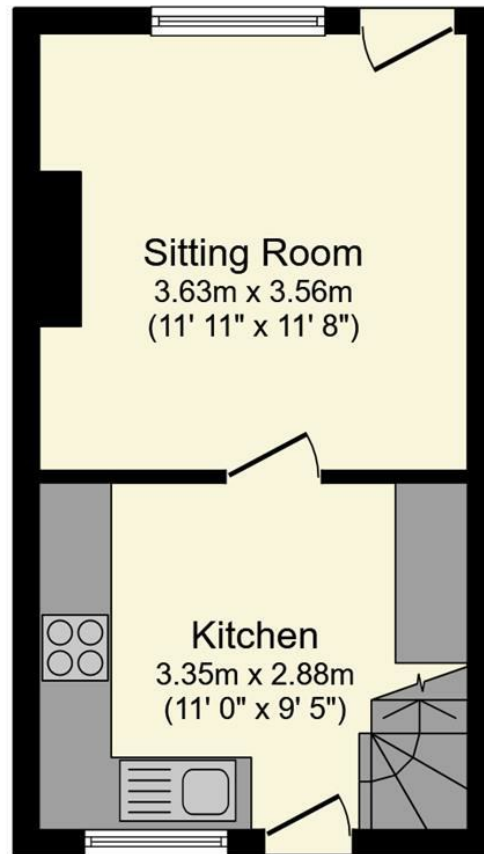
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

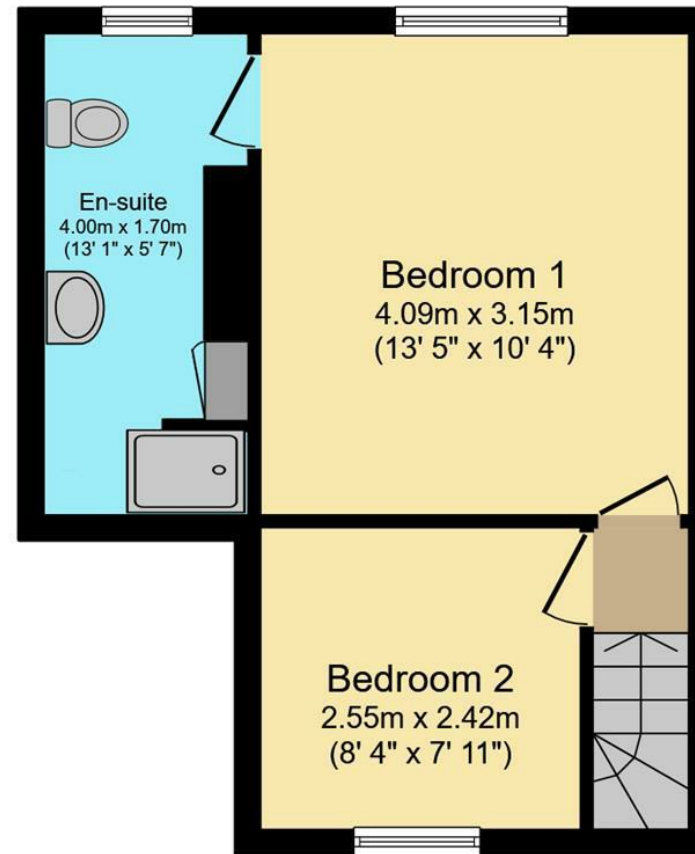


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Ground Floor

Floor area 23.5 sq.m. (253 sq.ft.)



First Floor

Floor area 30.7 sq.m. (331 sq.ft.)

Total floor area: 54.3 sq.m. (584 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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