

THE PROPERTY



31 BATTLE COURT KINETON WARWICKSHIRE CV35 0LX

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa and within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A WELL-PRESENTED ONE-BEDROOM END-TERRACE MODERN COTTAGE WITH PARKING IN A CENTRAL VILLAGE POSITION

- Living Room
- Kitchen
- Bedroom
- Bathroom
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
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Kineton is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

31 Battle Court comprises a two-storey brick built modern cottage, understood to have been constructed in the early 1990's. The property has the benefit of double-glazed windows and updated kitchen and shower room in recent years. The property has previously been let as an investment property.

THE GROUND FLOOR

Living Room with walk-in bay window, wood effect flooring, staircase rising to first floor and obscured glazed front door. Opening continues to **Kitchen** fitted with a solid wood worktop to two walls with inset 1½ bowl single drainer sink unit with mixer tap. Inset electric hob with extractor hood over and single electric oven under. Range of built-in storage cupboards and wall cupboards over. Space and plumbing for washing machine. Tiled splashback and outlook to the front.

THE FIRST FLOOR

Landing built-in airing cupboard with hot water cylinder and built-in storage cupboard. **Bedroom** double aspect to front and side of the property, built-in wardrobe cupboard, plus over stairs

storage cupboard. **Shower Room** fitted with close coupled WC, pedestal wash hand basin and enclosed corner shower cubicle with sliding doors and electric shower unit. Electric towel rail, extractor fan, tiled floor and part tiled walls.

OUTSIDE

The Property has one allocated parking space and external storage cupboard by the front door. NB: there is no garden or outside space with 31 Battle Court.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected.

Broadband Speed: Superfast

Mobile reception: O2, Vodafone, EE (partial)

Council Tax

Payable to Stratford District Council - Listed in Band B

Energy Performance Certificate

Current: 58 Potential: 90 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Directions

CV35 0LX

From our office proceed into Southam Street, take the first right into Mill Street where Battle Court will be found on the left and the property identified by our For Sale board.

What3Words:

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IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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