

COLEBROOK SECCOMBES

PROPERTY · SALES · LETTINGS · MANAGEMENT



KINETON

5 GLOSTERS GREEN KINETON WARWICKSHIRE CV35 0LT

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 SEMI-DETACHED MODERN HOUSE WITH WALLED GARDEN TO THE REAR, PRIVATE PARKING AND CLOSE TO VILLAGE CENTRE

- Entrance Hall
- Guest WC
- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Two parking spaces
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT

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Kineton is a large South Warwickshire village with 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.

5 **Glostors Green** is located at the entrance to a small residential development understood to have been constructed in the 1990's. The property is well presented and benefits from UPVC double glazing and LPG fired central heating.

THE GROUND FLOOR

Entrance Hall with part glazed front door, laminate floor and under stairs cupboard. **Guest WC** with close coupled WC and wall mounted wash hand basin, obscured window to front. **Kitchen** fitted with granite effect worktop to three walls, inset stainless steel 1½ bowl single drainer sink with mixer tap, inset four ring electric hob with single electric oven under, range of drawers and cupboards, matching wall cupboards over, extractor hood, space and plumbing for washing machine, dishwasher and fridge freezer. Window to front. **Living Room** L-shaped with glazed sliding patio doors opening to rear garden. Laminate floor.

THE FIRST FLOOR

Landing access to loft space. **Bedroom One** range of built-in wardrobe cupboards to one wall with sliding mirrored doors and outlook to the rear of the property. **Bedroom Two** outlook to the front of the property and built-in airing cupboard with hot water cylinder. **Bedroom Three** outlook to the front of the property. **Bathroom** fitted with a white panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and close coupled WC. Part tiled walls, tiled floor, obscured glazed window and extractor fan.

OUTSIDE

To the front of the property a paved pathway with mature shrubs and bushes either side lead to the front door. To the rear of the property an enclosed garden is laid to lawn with paved patio adjoining the Living Room doors. Timber built shed, outside light and pedestrian gate returning to **Glostors Green**. To the rear of the garden are two allocated parking spaces.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. LPG heating with underground gas tank in rear garden.

Ofcom Broadband availability: *Superfast*.

Ofcom Mobile outdoor coverage "likely" for: *O2, 3, EE, Vodafone*.

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 50 Potential: 77 Band E

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 0LT

The village centre proceed North along Southam Street follow the road around to the right at the shar bend, where **Glostors Green** will be found shortly after on the left-hand side and the property identified by our For Sale board.

What3Words:

///limp.policy.kilowatt

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

CS 2252/27.08.2024