



22 SHORTACRES KINETON WARWICKSHIRE CV35 0LH

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

A DETACHED THREE-BEDROOM HOUSE IN NEED OF CONSIDERABLE MODERNISATION AND IMPROVEMENT

- Entrance Hall
- Living Room
- Kitchen
- Three Bedrooms
- Dressing Room
- Bathroom & separate WC
- Single Garage
- Garden
- 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.

22 Shortacres is located in a popular residential development, understood to have been constructed in the late 1960s and comprises a detached three-bedroom chalet style house in need of considerable modernisation and improvement. The property has the benefit of oil-fired central heating and recently replaced UPVC double glazing. An enclosed rear garden enjoys a westerly aspect.

THE GROUND FLOOR

Entrance Hall with windows to front and staircase to first floor. **Living Room** double aspect to front and rear of the property, sliding patio doors to rear garden and ornamental fireplace. **Kitchen** with single worktop to one wall, inset stainless steel single bowl single drainer sink with mixer tap, electric cooker,

space and plumbing for washing machine, corner cupboard with floor standing oil-fired boiler. Obscured glazed door to side passage and outlook to rear garden. Connecting door returning to the Entrance Hall.

THE FIRST FLOOR

Landing access to loft. **Bedroom One** outlook to front. **Dressing Room** with built-in wardrobes, pedestal wash hand basin and airing cupboard with hot water cylinder. **Bedroom Two** outlook to front and storage cupboard. **Bedroom Three** outlook to rear. **Bathroom** fitted with panelled bath, pedestal wash hand basin, electric shower, obscured glazed window and extractor fan. **WC** with low-level WC and obscured glazed window.

OUTSIDE

To the front of the property, a private drive and front garden laid to lawn leads to **Single Garage** with up-and-over door, electric light and power supply. Pedestrian gate to the side of the property leads to: **Rear Garden** laid to lawn with paved patio adjoining the rear of the property. Outside lighting and water supply.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected. Oil-fired central heating. Ofcom anticipated Broadband Speed: Superfast. Ofcom anticipated outdoor Mobile reception likely: O2, Vodafone, EE, Three.

Council Tax

Payable to Stratford District Council - Listed in Band D

Energy Performance Certificate

Current: 55 Potential: 78 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, significant events.

Directions

CV35 0LH

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: ///bends.king.earful

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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