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19 THE PREBEND, NORTHEND, WARWICKSHIRE

19 THE PREBEND NORTHEND SOUTHAM CV47 2TR

Situated 7 miles from Kineton, 10 miles from Banbury, 19 miles from Stratford upon Avon, 12 miles from Leamington Spa, 13 miles from Warwick and 4 miles from Junction 12 of the M40 at Gaydon.

A SPACIOUS THREE BEDROOM END OF TERRACE HOUSE IN NEED OF MODERNISATION WITH AN ATTRACTIVE GARDEN AND FAR-REACHING COUNTRYSIDE VIEWS AND WITH OFF ROAD PARKING

Entrance Hall, Living Room, Kitchen/Dining, Storeroom, Landing, Three Bedrooms, Family Bathroom, uVPC Double Glazing, Garden, Off Road Parking.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Northend is a village situated on the northern edge of the Burton Dassett Hills Country Park and a short distance to the east of B4100 Warwick to Banbury Road and the M40 motorway. Within the village there is a parish Church, methodist Chapel, public house, and part-time post office (in the village hall). Local shopping facilities are at Fenny Compton (about 2 miles) which also has a doctor's surgery and primary school.

The local towns of Kineton and Southam provide further shopping and educational facilities with the larger centres of Banbury, Warwick, Leamington Spa and Stratford upon Avon being accessible. Road communications are good with junction 12 of the M40 Motorway being about 4 miles to the northwest of the village.

In addition there are mainline stations at Banbury, Leamington Spa, and Warwick Parkway with services south to London (Marylebone) and north to Birmingham.

19 Prebend is a spacious light and airy well-proportioned three-bedroom end of terrace house, which would benefit from updating and modernisation. In addition the property benefits from uVPC double glazing.

Outside to the front is an attractive garden principally lawned with flower beds, mature shrubs and trees. To the back the garden is lawned and overlooks the recreation ground with a patio area adjoining the house.

Entrance Porch

Entrance Hall with stairs to first floor. Door to

Living Room with feature fireplace, oil-fired stove, terracotta plinth and wooden mantel shelf.



From Hall

Kitchen/Dining with stainless steel sink unit and drainer with fitted cupboards under, fitted base units with work surfaces over and wall cupboards above, plumbing for washing machine, larder Door leading to **Store room** and garden.

First floor **Landing** with airing cupboard and loft access.

Bedroom One with fitted wardrobe.



Bedroom Two built-in cupboard window to garden with far-reaching views of the countryside.

Bedroom Three

Family Bathroom part tiled, panelled bath with shower over, floor standing vanity unit with basin, w.c.



The **front garden** is principally lawned surrounded by flower beds, mature shrubs, trees and hedging, with side driveway with parking for up to two cars leading to the **back garden** which is principally lawned with mature shrubs and trees overlooking the recreation ground, far-reaching views of the countryside.



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band **C**.

Fixtures and Fittings

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

Services

Mains electricity, water and drainage are connected to the property.

Energy Performance Certificate

Current: 56 (D) Potential: 84 (B)

Directions

Postcode CV47 2TR

From the centre of Northend drive along Bottom Street past The Lost Pug pub, follow on leading into Blacksmiths Lane at the T junction turn right and take the first right turn into Top Street and then first left into The Prebend, number 19 is on the left hand side.


IMPORTANT NOTICE

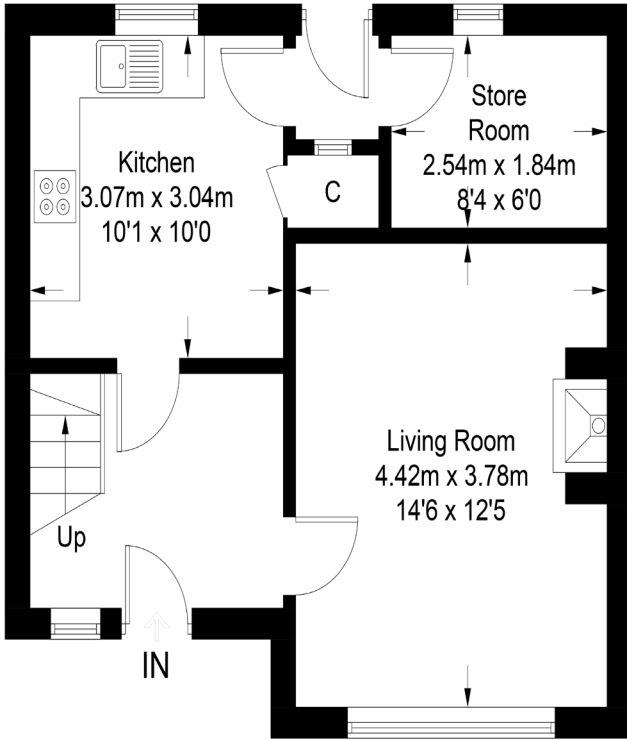
These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have 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.

MFF/S3169/F003/22.04.2024

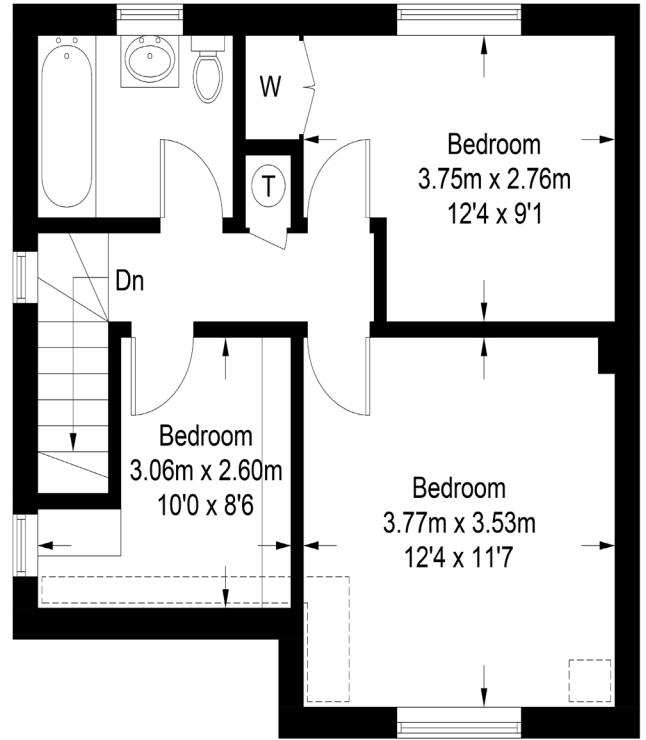
FLOOR PLANS



 = Reduced headroom below 1.5m / 5'0



Ground Floor
42.0 sq m / 452 sq ft



First Floor
41.8 sq m / 450 sq ft

Approximate Gross Internal Area = 83.8 sq m / 902 sq ft

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