



TO LET UNFURNISHED

AN WELL-PRESENTED SEMI-DETACHED
PROPERTY IN A DELIGHTFUL, QUIET
VILLAGE WITH RURAL OUTLOOK

HOLDING DEPOSIT: £288.46
RENT: £1250.00 pcm
DEPOSIT: £1442.30

NO TENANT APPLICATION FEES

- Entrance Hall
- Sitting Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom
- Garden
- EPC Band D

RADWAY
£1250 PCM

25 THE GREEN RADWAY WARWICKSHIRE CV35 0UG

3 miles to Kineton, 8 miles to Banbury, 13 miles to Leamington & Warwick, 5 miles from Gaydon (M40 Junction 12)

TWO-BEDROOM END TERRACE WELL PRESENTED PROPERTY WITH ENCLOSED COURTYARD GARDEN

Viewing strictly by appointment

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Radway is situated between Kineton and Banbury in the Vale of the Red Horse to the north-west and just below the Edge Hill Escarpment on the South Warwickshire/North Oxfordshire border. Daily shopping and primary and secondary education are available in Kineton.

25 The Green comprises an end-terrace, two-storey property located in a quiet rural village with attractive outlook over the surrounding countryside. The property offers balanced, well-presented accommodation with the benefit of a large conservatory adjoining the rear of the property and recently updated fitted kitchen with new electric oven and matching electric hob.

THE GROUND FLOOR

Entrance Hall with obscured glazed window and door to front, slate floor and staircase rising to first floor. **Sitting Dining Room** 6.35m x 3.64m (20'10"x11'11") maximum. Outlook to the front of the property and stone fireplace with flagstone hearth. Glazed sliding patio doors from the dining area continue to **Conservatory** 4.53m x 2.96m (14'10"x9'8") with slate floor and glazing to three sides including double doors opening to rear garden. Fitted worktop with space for fridge, freezer and white goods. **Kitchen** 3.63m x 2.70m (11'10"x8'10") including access to under stair storage space. Fitted with matching grey gloss units to opposite walls under a marble effect worktop. Stainless steel inset 1½ bowl single drainer sink with mixer tap, inset electric hob with matching single electric oven under, range of drawers, cupboards and wall cupboards over. Space and plumbing for washing machine, tiled splashback and built-in cupboard with oil fired Worcester boiler. Connecting glazed door and window to conservatory with archway returning to Entrance Hall.

THE FIRST FLOOR

Landing access to loft space, built-in airing cupboard with hot water cylinder and storage over. **Bedroom One** 4.89m x 2.94m (16'x9'7") built-in double wardrobe and outlook to the front of the property. **Bedroom Two** 3.85m x 2.96m (12'7"x9'8") built in double wardrobe and outlook to the rear of the property. **Bathroom** fitted with a white suite comprising panelled bath with mixer tap and separate electric shower over with glazed shower screen, pedestal wash hand basin and close coupled WC. Tiled walls, tiled floor and window to rear.

OUTSIDE

To the front of the property, a small area of garden is laid to lawn with mature plants, flowers and shrubs to boundaries. Paved pathway leads to front door and a shared covered passageway continues to the rear of the property. Gate leading to rear garden, enclosed with a timber fence and laid to paving with timber built shed.

GENERAL INFORMATION

Directions: CV35 0UG
From Kineton proceed on the B4086 Banbury Road for approximately 2 miles and take the turning on the right signposted Radway. Upon entering the village, the property will be found on the right hand side.
What3 Words ///scatters.wager.slower
Services

Mains water (metered), drainage and electricity are connected to the property. Oil-fired central heating. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Good: 3, EE, O2 & Vodafone.

On street parking

Council Tax

Payable to Stratford District Council. Listed in Band C

Energy Performance Certificate

Current: 63 Potential: 83 Band: D

Tenancy

The property is available to let for a period of six months at a rent of £1250 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and oil charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign an Assured Shorthold Tenancy Agreement.

Material information:

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

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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