



Connells

Banbury Street
Kineton Warwick



Property Description

This well-presented two-bedroom bungalow offers comfortable single-storey living in a desirable location. The accommodation comprises a welcoming entrance hall, a spacious lounge/diner with patio doors opening onto the garden, a fitted kitchen, useful lean-to garden room, two bedrooms and a modern shower room.

Outside, the property benefits from an attractive front garden with tiered flower beds and a private, low-maintenance rear garden featuring a paved patio area and mature borders. An excellent opportunity for those looking to downsize, retire or enjoy easy-to-manage living.

Introduction

The well established and lively village of Kineton is situated on the M40 corridor conveniently located for junction 12 at Gaydon, some four miles from the well established village of Wellesbourne, which lies five miles to the east of historic Stratford upon Avon and some six miles to the south of the County Town of Warwick. Main line stations can be found in Banbury, Warwick Parkway and Leamington Spa.

Entrance Hall

Welcoming entrance hall with a door to the side elevation, providing access to the lounge, kitchen, bedroom and bathroom. Also

benefiting from a loft hatch offering access to the roof space.

Lounge/Diner

A bright and spacious reception room featuring a window to the side elevation and patio doors opening onto the rear elevation. Complemented by attractive wall lights and an electric fire.

Shower Room

Partly tiled and fitted with a walk-in shower, wash hand basin and low-level WC. The room is enhanced by ceiling downlighters and an obscure glazed window to the side elevation, providing natural light whilst maintaining privacy.

Bedroom One

Having window to the side elevation

Bedroom Two

Having window to the side elevation

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a one and a stainless steel sink and drainer unit. The kitchen also benefits from an electric hob with cooker hood over, space and plumbing for a washing machine,

and a storage heater. A window to the rear elevation overlooks the garden, while a door provides access to the garden room.

Lean To Garden Room

A useful additional reception space with a door providing direct access to the rear garden.

Front Garden

Having pathway from road to the front door, the front garden is mainly laid to lawn with tiered flowers beds. Having gated access to the rear garden.

Rear Garden

Private gaveled rear garden, with paved patio area and mature borders.

Council Tax

Local Authority: Stratford District Council

Band 'C'

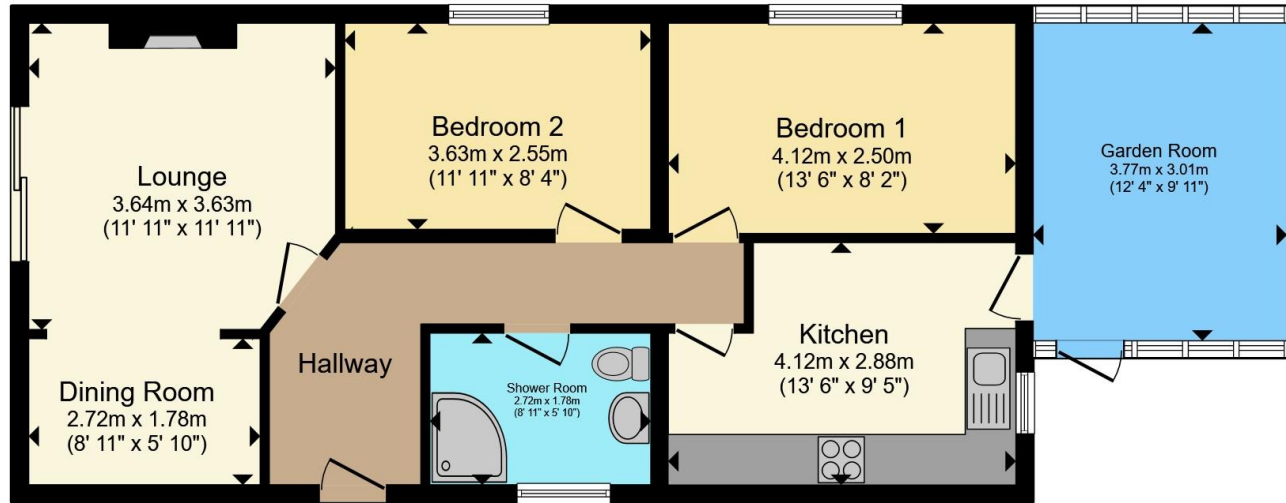
Viewings

Strictly by prior appointment via the selling agent.









Total floor area 76.2 m² (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

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