2, Hillfield Cottages Southam Street, Kineton, Warwick, CV35 0LN

- Stone cottage
- Three storey accommodation
- Living room
- Kitchen
- Utility Room
- Three Bedrooms
- Downstairs bathroom
- Courtyard garden
- Village location
- Parking space

3 1 1

Guide Price £290,000

ACCOMMODATION
Front door into hallway with stairs rising to first floor. Door to downstairs bathroom fitted with suite comprising of bath, wc and wash hand basin. Obscure window to side. Door opening into living room with central fireplace, window to front aspect, beams to ceilings and opening to the kitchen area. The kitchen area is fitted with a range of wall and base units with worktop over. Space for cooker and extractor above. Door to utilty area with wall mounted boiler, space for fridge and washing machine. Door to courtyard garden. The first floor landing gains access to two bedrooms, the third bedroom with window overlooking rear aspect, with built in wardrobe. Bedroom one offers window to front aspect. The top floor has window to rear aspect and beams to ceiling.

OUTSIDE
Paved courtyard garden enclosed by timber boundary with gated access. Space to the side of the house for LPG bottles.
The property also benefits from an off road parking space.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold. We have been made aware there is a small flying freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating. Listed: No | Broadband: Ultrafast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom Jun26)

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. We have been advised that this property has a right of way over the neighbouring garden to access their outside storage cupboard and parking space. This should be checked with solicitors before exchange of contracts.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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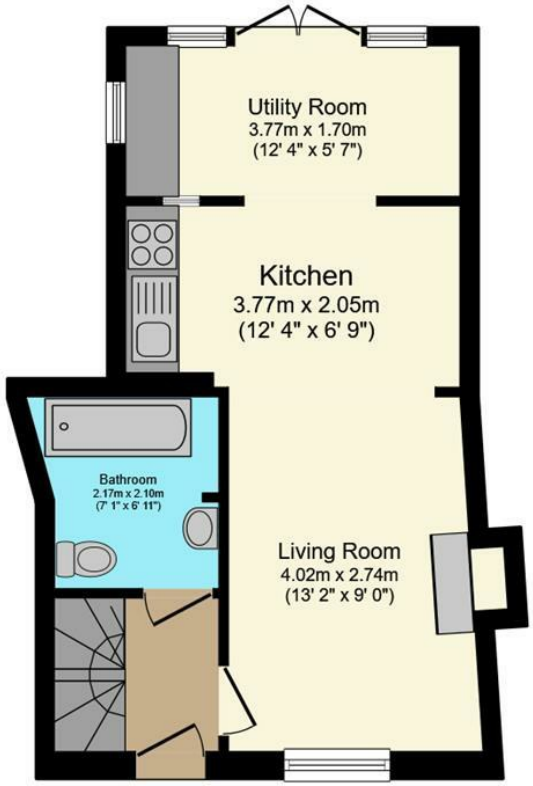
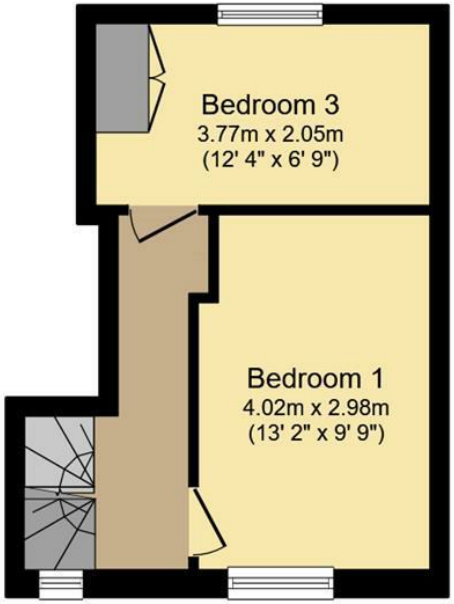


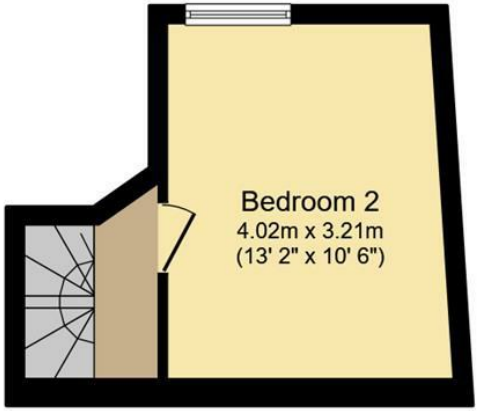
Ground Floor

Floor area 34.2 sq.m. (368 sq.ft.)



First Floor

Floor area 24.0 sq.m. (258 sq.ft.)

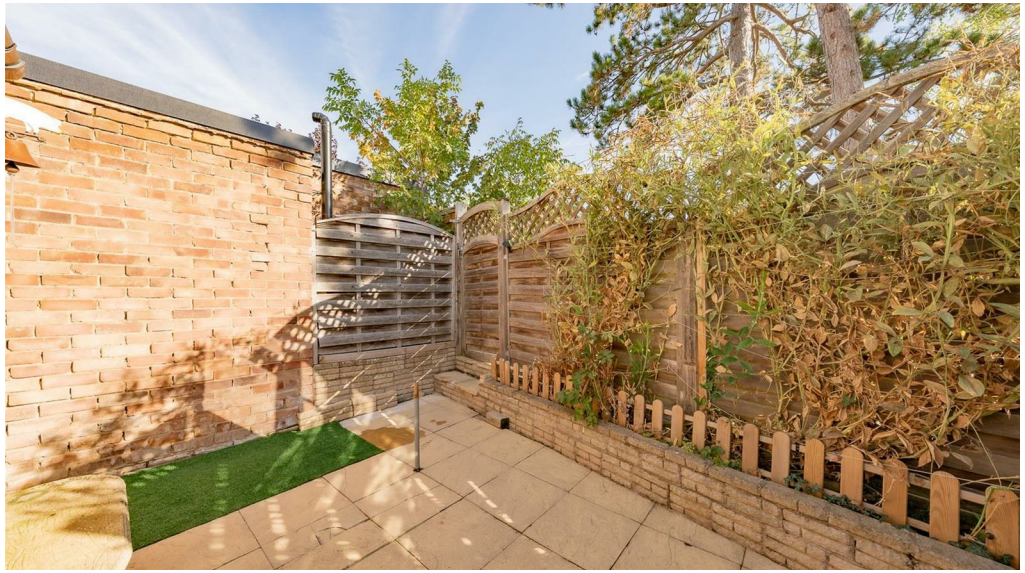


Second Floor

Floor area 15.4 sq.m. (165 sq.ft.)

Total floor area: 73.5 sq.m. (791 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Peter Clarke