



2 Manor Farm Cottage Kineton Road, Gaydon Warwick

Guide Price **£345,000**





2 Manor Farm Cottage Kineton Road

Gaydon, Warwick

Charming two-bed semi in Gaydon village with south-facing garden, feature fireplaces, off-road parking, and scope to update. Peaceful rural setting with good transport links. No onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 2 bedroom semi-detached
- No chain
- Off-road parking for 2 cars
- South facing garden
- Countryside views
- Quiet, private location



Living Room

11' 10" x 9' 10" (3.60m x 3.00m)

Dining Room

13' 9" x 8' 6" (4.20m x 2.60m)

Kitchen

13' 9" x 9' 2" (4.20m x 2.80m)

WC

Bedroom 1

16' 9" x 8' 6" (5.10m x 2.60m)

Bedroom 2

11' 10" x 9' 2" (3.60m x 2.80m)

Bathroom

8' 6" x 7' 10" (2.60m x 2.40m)





GARDEN

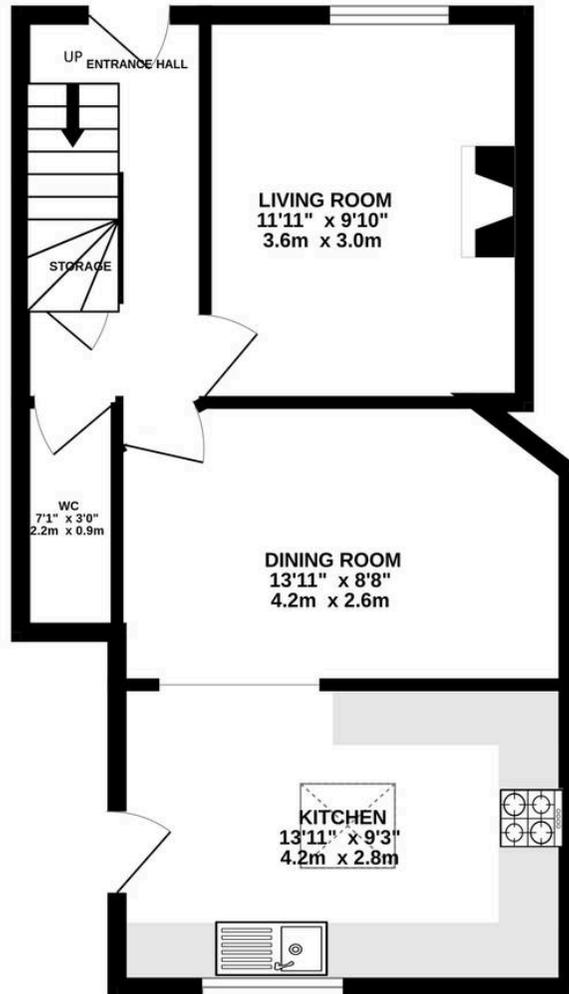
OFF STREET

2 Parking Spaces

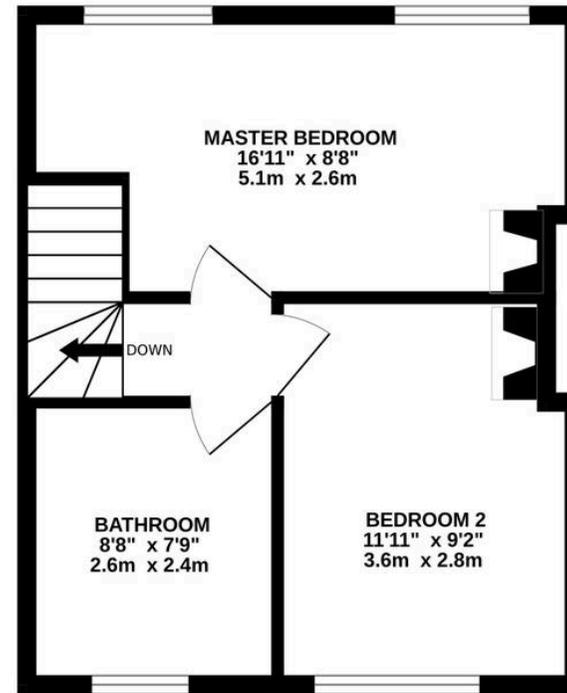




GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 840sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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