

7 Castle Crescent, Kineton, Warwick, CV35 0HZ

- Two bedroom semi detached bungalow
- Living room with doors out onto the rear garden
- Spacious kitchen-diner
- Wet room
- Rear garden
- Garage and off road parking
- 16 solar panels to the roof
- Cul de sac location
- No onward chain

2 1 1

£325,000

ACCOMMODATION
Entry through the front door into the lean-to porch with windows to the front, side and rear with door into the property and door directly into the back garden. Through the front door into the entrance hallway which has wall mounted storage heater, storage cupboard and access to the loft space. The kitchen has a range of wall and base units, space for washing machine, large window to the front allowing in plenty of natural light, sink and drainer, oven, built in bottle rack, storage cupboard housing water tank, space for dining table and wall mounted storage heater. The living room offers sliding door to the garden, fireplace and wall mounted storage heater. The wet room has electric shower, obscured window to the side, wc, wash hand basin, extractor fan and grab rails. Bedroom one has window to the rear, bedroom two has built in wardrobes and window to the front.

OUTSIDE AND PARKING
The rear garden has patio area, laid to lawn, summer house and planted borders. The garage has swing garage doors, with electric and personnel door into the rear garden. To the front is a driveway and remainder laid to lawn.

GENERAL INFORMATION
TENURE: The property is understood to be Freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and sewerage are connected to the property. However this should be checked by your solicitor before exchange of contracts. 16 solar panels on the roof.

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.

Listed: No | Broadband: Ultrafast available (Checked on Ofcom Sept26) | Minimum Mobile Coverage: 72% Vodafone (Checked Ofcom Sept26)

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

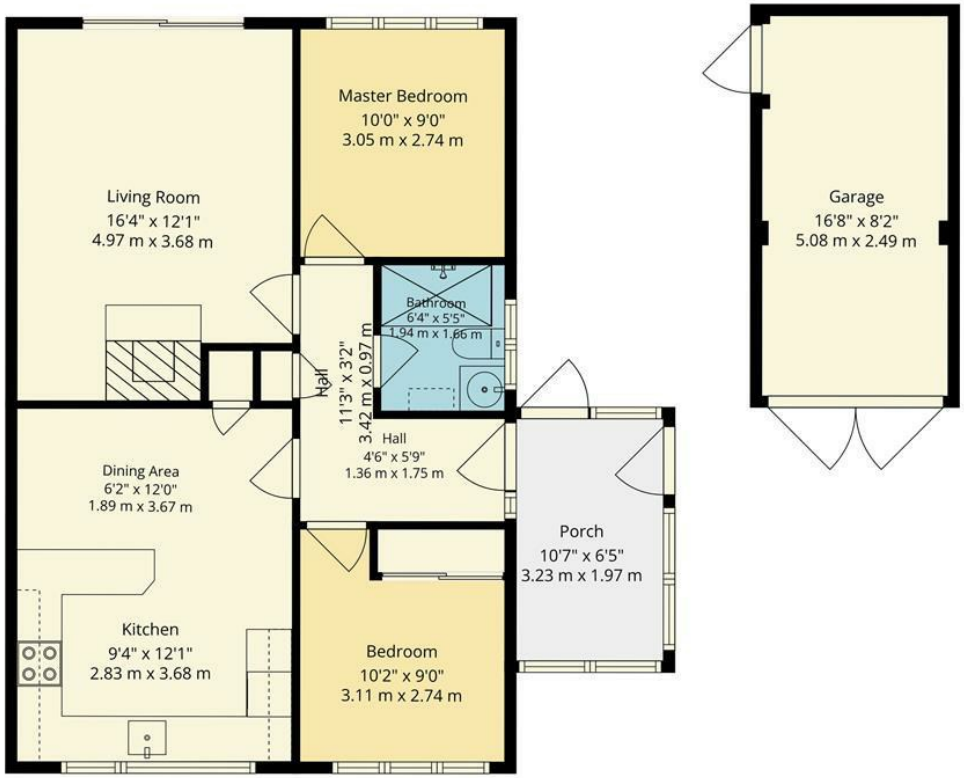
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.









Total: 891 sq. Ft, 83 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.