

Peter Clarke



54 St. Peters Road, Kineton, Warwick, CV35 0LG

- Village Location
- Mid Terraced Bungalow
- Living Room
- Kitchen
- Double Bedroom
- Front and Large Rear Garden
- Outbuilding



£175,000

Nestled in the charming village of Kineton, this delightful one bedroom bungalow on St. Peters Road boasts a well-presented interior with accommodation comprising of spacious bedroom, bathroom, living room, kitchen, front garden and rear gardens. Ideal purchase for downsizers, investors or first time buyers.

ACCOMMODATION

Access through front door into entrance hallway. The living room with window to rear aspect, feature electric fireplace and cupboard housing boiler. Door into the kitchen which is fitted with a range of wall and base units with worktop over having inset sink and drainer and window to rear overlooking the garden. Cooker with extractor above, space for under counter fridge and space for washing machine. Door into rear garden. The bedroom accessed from the hallway offers window to the front aspect and wall mounted electric radiator. The bathroom fitted with a white suite comprising of wc, bath with shower above, heated towel rail, and obscured window to the front.

OUTSIDE

The rear garden with patio area bordered with mature shrubs and the remainder laid to lawn. An additional lawned area further along the primary garden. Two useful brick built outbuildings used for storage. Passageway allowing access to the front of the property and garden which is enclosed by hedging and laid to lawn.

GENERAL INFORMATION

TENURE: The property is understood to be 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.

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.

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

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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Floor Plan

Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 35.8 sq.m. (385 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



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