



Smith Close, Kington, CV35 0BP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Located in a popular and modern development with excellent access to the village of Kineton an exceptionally well presented two bedroom semi-detached home with driveway parking.

Internally this well kept property comprises of an open plan kitchen/ling area and a downstairs cloakroom. To the first floor there are two bedrooms and a modern fitted family bathroom.

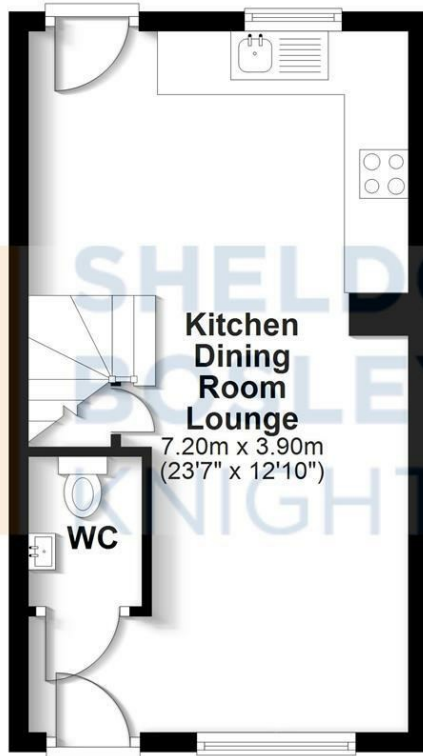
Outside there is off street parking to the side of the property and access to the rear garden. This garden is private and has fencing to all sides and is mainly laid to lawn with a patio section plus borders.





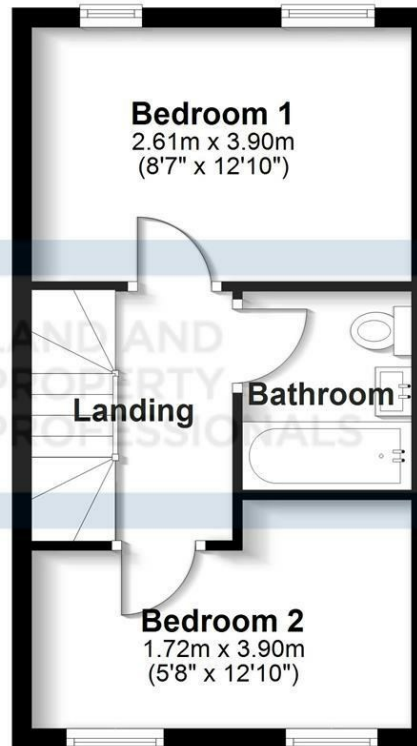
Ground Floor

Approx. 28.3 sq. metres (304.8 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Key Features

- Sought after modern development
- Well presented modern semi-detached home
- Driveway parking
- Private rear garden
- Open plan living
- Contemporary styled kitchen and bathroom
- Quiet location
- 2 Bedrooms
- Thriving Village Community & Amenities
- Easy Access to M40/Gaydon & Mainline Rail to London

Guide Price
£259,950

EPC Rating - B

Tenure - Freehold

Council Tax Band - C

Local Authority -
Stratford upon Avon