



71 KINETON ROAD WELLESBOURNE WARWICKSHIRE CV35 9LQ

5 miles from Stratford-upon-Avon, 7 miles to Warwick and Leamington Spa, 5 miles of Junction 15 of the M40 motorway and 6 miles to the mainline railway at Warwick

A CHARMING CHARACTER GRADE II LISTED SEMI-DETACHED HOUSE OFFERING SCOPE FOR MODERNISATION & IMPROVEMENT

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Driveway, Garden & Outbuildings
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT

01926 640 498

sales@colebrookseccombes.co.uk

Wellesbourne is ideally located a short distance to the South of Leamington Spa and Warwick, where transport links to London and the West Midlands are available on the M40. The mainline railway from Warwick Parkway provides regular services to London Marylebone and Birmingham.

The village offers a wide range of facilities, including: shops, post office, restaurant, public houses, café, new doctors surgery with pharmacy, two supermarkets, primary school and library. The surrounding countryside offers a wide range of outdoor pursuits, with the delightful Cotswold Hills a few miles to the South.

71 Kineton Road forms one of a pair of attractive Grade II listed properties understood to date back to c1875. The property offers an exciting opportunity for redevelopment, modernisation and alteration, subject all necessary planning and consents. Understood to have been under the same ownership for a number of decades. The property stands in gardens and grounds amount into approximately 0.11 of an acre. The property has a benefit of recently updated mains gas fired central heating.

Vehicle access to the side of the property leads to a carport with attached, outbuildings and continues onto a rear garden laid to lawn.

THE GROUND FLOOR

Entrance Hall with staircase to first floor and connecting door to **Sitting Room**. Window to front, tiled fireplace, quarry tiled floor

and under stairs cupboard. **Dining Room** with window to rear, single worktop with cupboards beneath and above, full height storage cupboard, wall mounted gas-fired boiler, door to rear garden and tiled floor. **Kitchen** fitted with single work top with stainless steel sink, space for electric cooker, window to side and tiled floor. **Lobby** with window to side, space and plumbing for washing machine. **Shower Room** with enclosed shower cubicle with electric shower, close coupled WC, pedestal wash handbasin and obscured glazed window.

THE FIRST FLOOR

Landing with window to side. **Bedroom One** with window to front. **Bedroom Two** with window to rear. **Bedroom Three** with window to rear.

OUTSIDE

Driveway leads to front garden which is laid to lawn and continues to the side of the property with vehicle access to lean-to **Carport**. **Coal Shed**. **Outbuilding** with brick floor and open to roof. The lawn and garden continue to the side of the outbuildings to a further enclosed rear garden also laid to lawn with trees and shrubs to boundaries. The whole totals approximately 0.11 acres.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax

Payable to Stratford District Council.

71 Kineton Road is Listed in Band C

Energy Performance Certificate

Current: 48 Potential: 71 Band: E

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

From Wellesbourne centre, proceed South-East on the B4086 Kineton Road, where the property will be found on the left hand side, just before the turning to Moreton Paddox and identified by our For Sale board.

What3words

[///gravy.pulps.amends](https://www.what3words.com////gravy.pulps.amends)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

CSS/AJC/2168/24.04.2023