



TO LET UNFURNISHED

A THREE BEDROOM SEMI-DETACHED
HOUSE WITH ENCLOSED REAR GARDEN
& PRIVATE PARKING

RENT: £1 100.00 pcm

DEPOSIT: £1 269.23

NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen
- Guest WC
- Three Bedrooms
- Bathroom
- Enclosed Garden
- Off-Street Parking
- EPC Band E

KINETON
£1 100 PCM

5 GLOSTERS GREEN KINETON CV35 0LT

11 miles to Stratford-upon-Avon & Banbury
11 miles to Warwick and Leamington Spa
3.5 miles to Junction 12 of the M40 motorway at
Gaydon

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARDEN & PARKING

Viewing strictly by appointment

Tel: 01926 640 498
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Kineton is a popular well served village with a number of shops for daily requirements including post office, general stores, bakers, pharmacy and butchers. Also within the village; a Parish Church, Roman Catholic and Methodist Churches, doctors' surgery, public house, sports club, primary and secondary schools.

The village enjoys a close, active community with families, professionals and second homeowners, drawn to the village with its facilities, cafés, and restaurants. The surrounding countryside offers walking, cycling and riding. The Cotswold Hills lie to the South and nearby Stratford upon Avon, Banbury, Leamington Spa and Warwick offer a wide range of shopping facilities and supermarkets.

5 Glosters Green is positioned at the entrance to a small modern development with outlook onto the Southam Road. The property is a short walk from the village facilities.

THE GROUND FLOOR

Entrance Hall with laminate floor and understairs storage cupboard. **Guest WC** with wall-mounted wash hand basin, close coupled WC and obscured glazed window. **Kitchen** 2.75m x 2.26m (9'0" x 7'5") outlook to front, fitted with matching units to three walls under granite effect worktop, inset stainless steel 1½ bowl single drainer sink with mixer tap. Inset four ring electric hob with single electric oven under and extractor hood over. Fridge freezer, dishwasher, washing machine and wall-mounted gas fired boiler. **Living Room** 5.02m x 4.70m (16'5" x 15'4") outlook and sliding patio doors to rear garden and laminate floor.

THE FIRST FLOOR

Landing with access to loft space. **Bedroom One** 4.69m x 3.03m (15'4" x 9'11") outlook to rear and range of built-in wardrobe cupboards with sliding mirror doors. **Bedroom Two** 3.08m x 2.21m (10'1" x 7'3") outlook to front. **Bedroom Three** 2.44m x 2.39m (8'0" x 7'10") outlook to front and airing

cupboard. **Bathroom** fitted with white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, close coupled WC, obscured glazed window, extractor fan, part tiled wall and tiled floor.

OUTSIDE

To the front of the property, a paved path leads to **Entrance Porch** with flowerbeds either side. To the rear of the property an enclosed garden is laid to lawn with mature shrubs and trees. Garden shed. Pedestrian gate returning to Gloucesters Green and access to parking area at the rear of the property.



GENERAL INFORMATION

Directions

CV35 0LT

Proceed from the village centre along Southam Street into Southam Road where the entrance to Glosters Green will be found on the left at the mini roundabout.

What3Words:

///limp.policy.kilowatt

Services

Mains water, electricity and drainage are connected to the property.

Council Tax

Payable to Stratford District Council.

Listed in Band C

Energy Performance Certificate

Current: 50 Potential: 77 Band: E

Tenancy

5 Glosters Green is available to let on an Assured Shorthold Tenancy for an initial period of 12 months at a rent of £1100 per calendar month exclusive of outgoings including council tax (Band C), telephone, water and drainage, electricity, gas charges, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of 5 weeks rent and to sign an Assured Shorthold Tenancy Agreement.

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.

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