



24 BATTLE COURT KINETON WARWICKSHIRE CV35 0LX

11 miles from Stratford-upon-Avon, Banbury, Warwick and Leamington Spa and within 3½ miles of Junction 12 of the M40 motorway at Gaydon

A TWO-BEDROOM MID-TERRACE MODERN COTTAGE WITH ENCLOSED GARDEN, AND PARKING IN A CENTRAL VILLAGE POSITION

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- Garden
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
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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, retirement and second homeowners, drawn to the village for its facilities and location. 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. Kineton is well situated for commuters to London and the West Midlands with the M40 at Junction 12 and the mainline railway to London Marylebone takes approximately 1 hour from nearby Banbury.

24 Battle Court comprises a two-storey brick built modern cottage, understood to have been constructed in the early 1990's. The property has the benefit of double-glazed windows.

THE GROUND FLOOR

Entrance Hall with understairs storage cupboard. **Kitchen** fitted with units under worktops to three walls, inset four ring electric hob with extractor hood over and single electric oven under, space and plumbing for washing machine and fridge freezer, inset 1½ single drainer sink, matching wall cupboards over, tiled floor and outlook to the front. **Living Room** has glazed double doors and window opening to rear garden.

THE FIRST FLOOR

Landing access to loft space and built-in cupboard. **Bedroom One** built-in wardrobes with glazed mirrored sliding doors and outlook to the rear. **Bedroom Two** outlook to front, built-in wardrobe and over-stairs cupboard. **Shower Room** with three-piece suite including corner shower cubicle with glazed sliding doors, wall-mounted wash hand basin with mixer tap and close coupled WC. Tiled walls, extractor fan and towel radiator.

OUTSIDE

To the front of the property, a gravel garden with paved pathway leads to front door. Storage cupboard and electric light. To the rear of the property an enclosed garden is laid predominantly to lawn with paved patio adjoining the rear of the property. Number 24 has a single allocated parking space in the courtyard to the front of the property.



GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 56 Potential: 89 Band D

Fixtures and Fittings

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

Directions

CV35 0LX

From Southam Street turn into Mill Lane signposted to the village hall and library, where Battle Court will be found on the left. The property is located on the right to the end of the street. What3Words: ///impressed.officer.ocean

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, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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