



35 STAPLEDON GREEN TEMPLE HERDEWYKE WARWICKSHIRE CV47 2UG

5 miles from Kineton, 8 miles from Banbury, 9 miles from Southam, 12 miles from Warwick & Leamington Spa. 2 miles from M40 motorway at Gaydon

A WELL-PRESENTED MID-TERRACE MODERN HOUSE WITH PRIVATE PARKING AND SOUTH-WEST FACING GARDEN

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Separate WC
- Courtyard Garden
- EPC Band E

VIEWING STRICTLY BY APPOINTMENT
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Temple Herdewyke is situated in South Warwickshire just off the B4100 Warwick to Banbury Road about two miles south of Junction 12 of the M40 Motorway. The houses were formerly service quarters for DM Kineton.

Daily shopping requirements are available in Kineton and there are railway stations at Banbury and Warwick Parkway. There is a primary school at Temple Herdewyke and Kineton. Secondary schools at Kineton, Southam, Banbury and Stratford-upon-Avon.

35 Stapledon Green is a well-presented mid-terrace modern house understood to date back to the mid 20th century. Originally constructed as part of the Ministry of Defence MOD base Kineton, the property is understood to have been in the same ownership for the last 18 or so years. During which time the property has been modernised and updated, presenting today as a spacious bright two double bedroom house with private parking and enclosed rear garden.

THE GROUND FLOOR

Entrance Hall with understairs storage space and cupboard. **Living Room** window to rear. **Kitchen** with granite effect worktops to two walls with inset stainless steel single bowl single drainer sink unit and mixer tap. Space and plumbing for washing machine and electric cooker. Range of drawers and cupboards under matching wall cupboards over, built-in storage cupboard

and pantry cupboard. Outlook to the front of the property. **Storeroom** with part-glazed door opening to rear garden and wall-mounted shelving.

THE FIRST FLOOR

Landing with window to front, built-in linen cupboard, built in airing cupboard with hot water cylinder. **Bedroom One** outlook to the rear of the property and built-in wardrobe cupboard with hanging rail and shelf. **Bedroom Two** outlook to the rear and built-in wardrobe cupboard with fitted hanging rail and shelf. **Shower Room** fitted with corner shower cubicle with glazed sliding doors and wall mounted triton electric shower unit, pedestal wash hand basin, towel radiator, part tiled walls. **Separate WC** with low-levelled WC and obscured glazed window to front.

OUTSIDE

To the front of the property off-road parking for two vehicles and concrete path leads to **Entrance Portico** with outside light. To the rear of the property an enclosed courtyard garden is predominantly paved with feature gravel area and mature shrubs and bushes. Pedestrian gate leads to street at the rear of the property. Outside light.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water and electricity are connected.

Council Tax

Payable to Stratford District Council.

Listed in Band B

Energy Performance Certificate

Current: 54 Potential: 87 Band: E

Fixtures and Fittings

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

Directions

CV47 2UG

From the B4100 Banbury Road, turn into Temple Herdewyke and follow the road to the mini roundabout. Turn right and follow the road to the end and follow the road around to the left. Take the turning on the left and No. 35 will be found on the right-hand side identified by our For Sale board.

What3Words:

///below.trading.perused

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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