

THE PROPERTY



27 THE GREEN RADWAY WARWICKSHIRE CV35 0UG

3 miles from Kineton. 12 miles to Stratford-upon-Avon
7 miles to Banbury. 5 miles to Junction 12 of the M40
motorway at Gaydon

A MID-TERRACE TWO BEDROOM HORNTON STONE FACED COTTAGE IN NEED OF MODERNISATION & UPDATING

- Entrance Porch
- Sitting Room
- Kitchen / Dining Room
- Two Bedrooms
- Bathroom
- Rear Garden
- EPC Band D

VIEWING STRICTLY BY APPOINTMENT
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Radway is situated between Kineton and Banbury just below the Edge Hill Escarpment on the South Warwickshire/North Oxfordshire border. Daily shopping and primary and secondary education are available in Kineton with further amenities in the larger towns of Banbury, Warwick, Stratford-upon-Avon and Leamington Spa.

Junction 12 of the M40 Motorway is 5 miles distant providing access to London and the south-east or Birmingham to the north-west. The mainline railway to London Marylebone takes 50 minutes from Banbury railway station.

27 The Green is understood to date back to the mid 20th century, originally constructed for the local authority and forming one of several similar properties set around a landscaped quadrant. The property now offers scope for updating, redecoration and improvement internally and externally.

THE GROUND FLOOR

Sitting Room with outlook to the front of the property, brick-built fireplace with slate hearth and solid fuel stove (providing partial central heating to the property), laminate floor, range of built-in shelves and storage cupboard, night storage heater, staircase leading to first floor. **Kitchen/Dining Room** outlook and glazed double doors to rear garden. Fitted with matching cream kitchen units under, wood effect worktops to two walls. Single bowl single drainer sink with mixer tap, electric cooker, extractor

hood, range of storage cupboards and drawers, space and plumbing for washing machine, space for fridge freezer, tiled floor, night storage heater. Walk-in under stairs storage cupboard with electric light.

THE FIRST FLOOR

Landing with built-in airing cupboard and built-in linen cupboard with shelving. **Bedroom One** outlook to the front of the property, radiator, exposed wooden floor and range of wardrobe cupboards. **Bedroom Two** outlook to the rear of the property. **Bathroom** fitted with panelled bath with electric shower over, close coupled WC, wash hand basin, obscured glazed window, bathroom cabinet and radiator.

OUTSIDE

To the front of the property a footpath leads to **Entrance Porch** with front door opening to Sitting Room. To the rear of the property an enclosed garden is laid to decking with mature plants and trees, outside light and pedestrian gate with pathway returning to the street.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected. Central heating is supplied by electric storage heaters and solid fuel stove with connected radiator.

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 61 Potential: 81 Band: D

Fixtures and Fittings

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

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

Directions

From Kineton take the B4086 Banbury Road towards Edgehill. Take the first turn on the right signposted to Radway and upon entering the village 27 The Green will be found on the right-hand side identified by our For Sale board.

What3Words:

///handyman.finger.arrival

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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