



## 56 ST PETERS ROAD KINETON WARWICKSHIRE CV35 0LG

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

### A WELL-PROPORTIONED ONE-BEDROOM SEMI-DETACHED BUNGALOW WITH GARDENS TO THREE SIDES

- Entrance Hall
- Living Room
- Kitchen
- Bedroom
- Shower Room
- Garden
- EPC Band E

**VIEWING STRICTLY BY APPOINTMENT**  
**01926 640 498**  
**sales@colebrookseccombes.co.uk**

**Kineton** is a large South Warwickshire village situated 11 miles from Banbury, Stratford-upon-Avon, Warwick and Leamington Spa. There are a number of shops for daily requirements, together with a Parish Church, Roman Catholic and Methodist Churches, two doctors' surgeries, two public houses, sports clubs and primary and secondary schools. Kineton is situated about 3½ miles from Junction 12 of the M40 Motorway at Gaydon, which gives road access to Oxford and London to the south and Birmingham and the Midlands to the north. There are main line stations at Banbury, Leamington Spa and Warwick Parkway.

**56 St. Peters Road** is understood to have originally been constructed by the local authority. The Property comprises a semi-detached one-bedroom bungalow standing in generous gardens including an enclosed sheltered south facing garden to the rear. The Property has the benefit of UPVC double glazing and electric heating throughout. Presented to market with no onward chain, the property offers an ideal opportunity for a first-time buyer, investor, or those looking to downsize.

#### ACCOMMODATION

**Entrance Hall** with access to loft space. **Living Room** with wood effect flooring, outlook to the rear of the property and built-in cupboard with hot water cylinder. **Kitchen** fitted with matching units under wood effect worktop to three walls including inset stainless steel single bowl single drainer sink with mixer tap, electric cooker, space and plumbing for washing machine, space for fridge freezer, matching wall cupboards over, outlook and part-glazed door to rear garden. **Bedroom** outlook to the

front of the property. **Shower Room** with corner shower cubicle with glazed sliding doors and electric shower unit, WC set to vanity unit with wash hand basin to side and storage cupboards under, towel radiator, extractor fan and obscured glazed window.

#### OUTSIDE

To the front of the property, a pedestrian gate opens to front garden laid to lawn with mature hedge to boundary and concrete pathway leading to front door with electric light. Garden continues to the side of the property with a second pedestrian gate opening to rear garden. Landscape with paved terrace adjoining the rear of the property and raised gravel flower beds. Outbuilding with electric power supply and window to rear. Outside lighting and water supply. Pedestrian gate returning to St. Peters Road.

### GENERAL INFORMATION

#### Tenure

Freehold with Vacant Possession.

#### Services

Mains water, drainage and electricity are connected. Electric radiator central heating.

Ofcom Broadband availability: *Ultrafast*.

Ofcom outdoor Mobile coverage good - variable: *O2, 3, EE, Vodafone*.

#### Council Tax

Payable to Stratford District Council, Listed in Band A

#### Energy Performance Certificate

Current: 41 Potential: 93 Band: E

#### Fixtures and Fittings

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

#### Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

#### Directions

CV35 0LG

From the village centre, proceed along Southam Street towards Gaydon. At the mini roundabout, turn right and immediately left into St Peters Road, where the property will be found on the right-hand side, identified by our For Sale board.

What3Words:

///looms.cared.outreach

#### 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.

**CS2324/19.03.2026**