





# FOR STARTERS



ASKING PRICE  
£350,000

## MAIN COURSE

Tucked away in a quiet no-through cul-de-sac of just six properties, this spacious link detached two-bedroom bungalow presents an exciting renovation opportunity in the heart of the highly regarded village of Kineton.

Requiring complete modernisation throughout, the property offers enormous potential for buyers looking to create a home tailored to their own tastes and requirements. Whether you are seeking a full refurbishment project, a downsize with scope to improve, or an investment opportunity, this bungalow provides a rare chance to add significant value in a sought-after village setting.

Built in the 1980s/90s and benefitting from UPVC double glazing and LPG central heating, the accommodation is well proportioned and thoughtfully laid out. An entrance porch leads into a central hallway with useful storage cupboards and loft access. To the rear, the living room enjoys a pleasant outlook over the garden and a brick fireplace (currently sealed). A conservatory has been added to the rear, offering additional reception space and direct access to the south east-facing garden.

The kitchen/breakfast room overlooks the front of the property and provides internal access to the attached single garage, offering obvious potential for reconfiguration or extension (subject to the necessary consents). There are two bedrooms, the main overlooking the rear garden and a shower room completing the internal layout.

Outside, the property continues to offer excellent scope. The front garden is laid mainly to lawn with mature shrubs, and a driveway provides off-road parking leading to the single garage with electric roller door. A separate workshop/store to the rear offers further flexibility for storage or hobbies.





The enclosed rear garden enjoys an south east-facing aspect and is arranged with lawn, mature planting and a paved pathway, providing a private outdoor space ready to be landscaped and enhanced.

Kineton is a thriving and well-served village with a strong community feel, offering a range of everyday amenities including shops, post office, bakery, pharmacy, doctors' surgery, public house, sports club and both primary and secondary schools , all within walking distance. The property is well positioned for access to Stratford-upon-Avon, Warwick and Leamington Spa (approximately 11 miles), and Junction 12 of the M40 at Gaydon (approximately 4 miles), making it ideal for commuters.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - D



EPC  
Band - E



South East Facing Rear  
Garden



Mains Electric,  
Water & Drainage



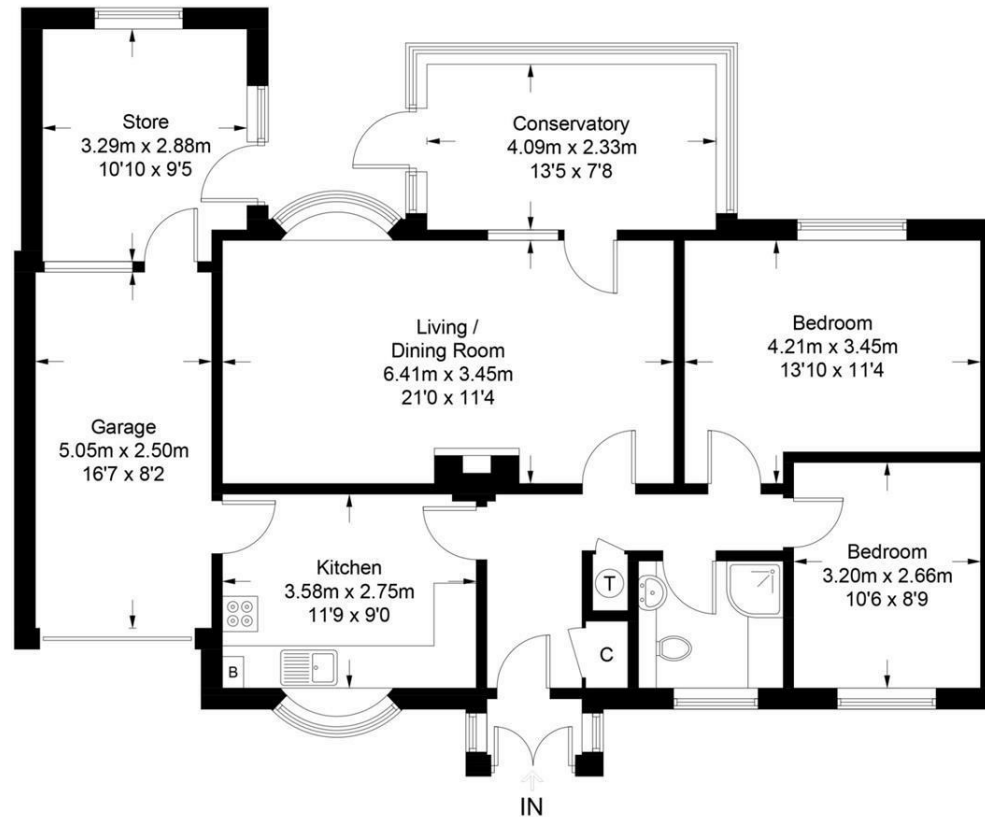
Heating System  
LPG Central Heating



Kineton Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft  
(Including Garage / Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1211831)

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