



**7 Admiral Cowan Way, Kineton**  
Warwick

In Excess of **£350,000**



## 7 Admiral Cowan Way

Kineton, Warwick

Immaculate 3-bed semi-detached house in village setting. Open plan kitchen/dining area, master en-suite bedroom, NHBC guarantee. Driveway for 2 cars, blank canvas garden. Ideal for commuters, close to amenities and schools. Viewings recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 8 Years Remaining on NHBC
- Three Bedroom
- Semi-detached
- Integrated Appliances
- En-suite Bathroom
- Desirable Corner Plot
- Village Location
- Fantastic Transport Links
- Driveway Parking



**Living Room**

15' 8" x 12' 1" (4.78m x 3.68m)

**W/c**

6' 6" x 3' 7" (1.98m x 1.09m)

**Kitchen/Diner**

15' 8" x 9' 0" (4.78m x 2.74m)

**Bedroom 1**

12' 1" x 11' 4" (3.68m x 3.45m)

**Bedroom 2**

9' 0" x 8' 4" (2.74m x 2.54m)

**Bedroom 3**

9' 0" x 6' 4" (2.74m x 1.93m)

**Ensuite**

7' 1" x 5' 11" (2.16m x 1.80m)

**Bathroom**

8' 3" x 6' 4" (2.51m x 1.93m)





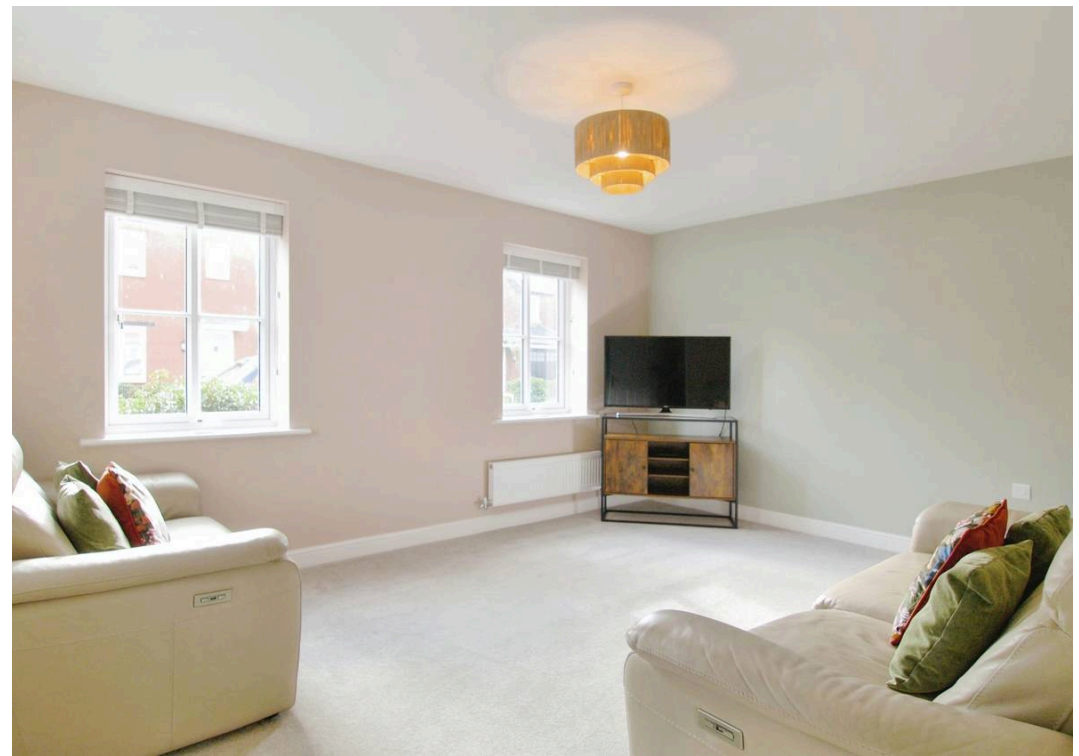


## DRIVEWAY

2 Parking Spaces











Total Area: 81.7 m<sup>2</sup> ... 879 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Rachel Nicholas – Hortons

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