



9 NORTONS CLOSE NORTHEND WARWICKSHIRE CV47 2TZ

8 miles from Southam, 8 miles to Banbury, 10 miles to, Warwick and Leamington Spa, 4 miles to Junction 12 of the M40 motorway

A TRADITIONAL THREE BEDROOM SEMI-DETACHED MID 20TH CENTURY HOUSE WITH OPPORTUNITY FOR IMPROVEMENT

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Three Bedrooms
- Bathroom & Separate WC
- South Facing Garden
- EPC Band E

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

Northend is situated at the northern end of the Burton Dassett Hills Country Park, just off the B4100 Warwick to Banbury road. The village provides a Parish Church, Methodist Church, Public House and Village Hall. Local shopping facilities are at Fenny Compton (3 miles), which also has a doctor's surgery and school. Further shopping and educational amenities are available in Kineton, Southam and the larger towns of Banbury, Warwick and Leamington Spa. The main line railway network is accessible at Banbury and Leamington Spa.

9 Norton's Close is understood to date back to the 1940s and comprises one of several similar semi-detached homes understood to have originally been constructed by the local housing authority. No.9 is positioned at the end of the close and is understood to have been within the same occupancy for the last six decades. Potential to modernise and improve the property provides an exciting opportunity for purchasers looking to improve and enhance a traditional mid-20th century home with outbuildings and a mature south facing garden to the rear.

THE GROUND FLOOR

Entrance Hall with staircase rising to first floor. **Sitting Room** outlook to the front, built fireplace with tiled hearth. **Kitchen Dining Room** double aspect to side and rear of the property. Fitted with kitchen units including stainless steel single bowl single drainer sink with mixer tap, electric cooker point, space and plumbing for washing machine, built-in under stairs larder cupboard with obscured glazed window, light and power supply. **Bathroom** with panelled bath and electric shower, wash

hand basin, obscured glazed window, extractor fan and built-in airing cupboards with hot water cylinder. **Guest WC** with close coupled WC, wall mounted wash hand basin and obscured window. **Rear Lobby** with part-glazed door to rear garden.

THE FIRST FLOOR

Landing with access to loft space and window to side. **Bedroom One** outlook to the front with over stairs cupboard. **Bedroom Two** outlook to the rear of the property. **Bedroom Three** outlook to the rear of the property.

OUTSIDE

To the front, a small area of garden is laid to lawn with a mature hedgerow to borders and concrete pathway leading to front door. Public footpath to the side of the property continues to a pedestrian gate which opens to the rear garden. Enclosed and well stocked with trees, shrubs, bushes and lawns. This mature south facing garden has a paved terrace adjoining the rear of the property. Outside water supply. **Conservatory** with glazing to three sides and single door. Electric light and power supply. **Storeroom** with connecting door from the conservatory, light and power supply. Timber built garden shed.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage, and electricity are connected.

Ofcom anticipated Broadband Speed: Superfast

Ofcom anticipated outdoor Mobile reception good: O2, Vodafone, EE, Three.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 40 Potential: 75 Band: E

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, significant events.

Directions

CV47 2TZ

From the village public house turn right into Peartrees where Nortons Close will be found a short distance along on the right-hand side. The property will be identified by our board.

What3Words:

///forge.barn.excusing

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.

CS-2304/26.08.2025