



THE SIDINGS

BISHOPS ITCHINGTON CV47 2EJ

GUIDE PRICE £325,000
FREEHOLD

Set within a highly desirable estate in the heart of the sought-after village of Bishops Itchington, this beautifully presented three-bedroom semi-detached home offers generous living space and excellent local amenities. Thoughtfully designed throughout, the property provides a perfect blend of comfort and practicality, making it an ideal choice for its next owners.

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- Immaculately Presented • 3 Bedrooms • En Suite To Main Bedroom • Guest W/C • Driveway Parking • Kitchen/Diner • Desirable Location • Close To Amenities • Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to all principal rooms within the home.

-Located at the front of the home, the spacious lounge is flooded with natural light and offers a generous amount of living space. Complete with useful understairs storage, this inviting room provides the perfect place to relax and unwind in the evening.

-Flowing towards the rear of the home and overlooking the garden through French doors is the open-plan kitchen/diner. This well-appointed space is fitted with a range of wall and base units and comes complete with integrated appliances, including a fridge/freezer, washing machine, dishwasher, electric oven, and hob. This attractive area also offers ample space for a family dining table, making it ideal for both everyday living and entertaining.

-The downstairs accommodation also benefits from a convenient guest WC.

First Floor:

-Located at the rear of the property, the generously sized main bedroom offers comfortable double accommodation, along with the benefit of built-in wardrobes. This is further complemented by the luxury of a modern, fully fitted en suite shower room.

-Located at the front of the home, bedroom two offers further double accommodation, while bedroom three is a well-proportioned single room that would also lend itself perfectly as a home office or nursery.

-Conveniently located between all bedrooms is the family bathroom, which is fitted with a modern tiled suite in keeping with the rest of the home. It is complete with a bath and overhead shower, hand basin, and WC.

Garden, Exterior & Further Property Information:

-Leading outside, the home is complemented by an enclosed, low-maintenance rear garden that has recently been landscaped and finished with a lawn and patio area, perfect for al fresco dining during the summer months.

-This lovely home also benefits from off-road driveway parking for two vehicles, gas central heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, as well as excellent nearby road links, this attractive home offers desirable rural community living.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Maintenance Fees: £144.44 biannually

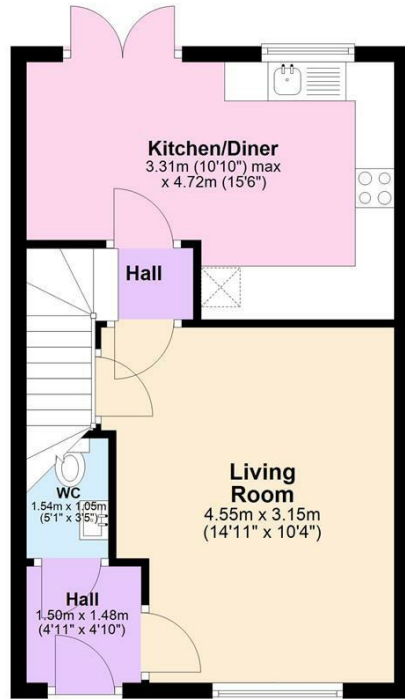


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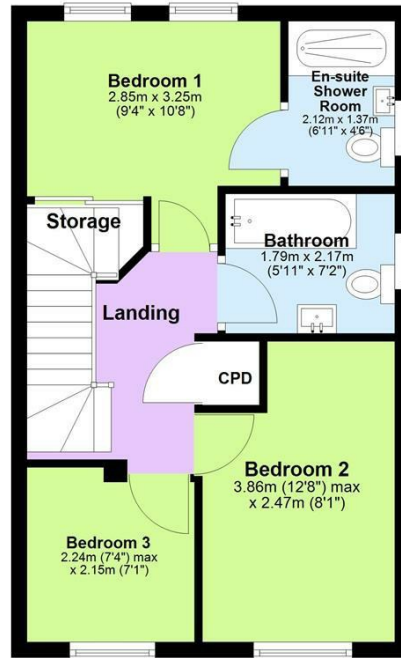
Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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