



## 7 BLUE POOL VALE

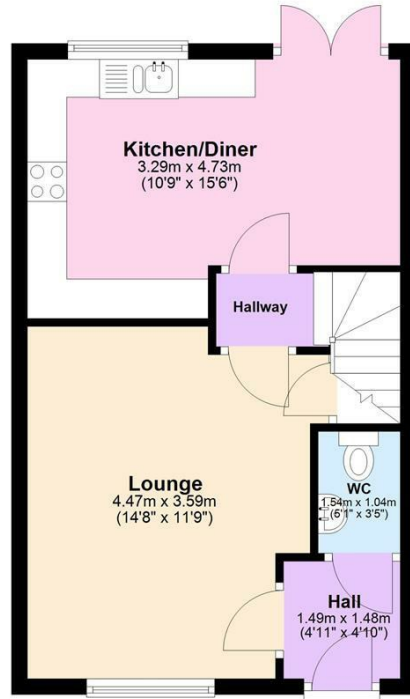
SOUTHAM, CV47 2SH

£320,000  
FREEHOLD

Set on the brow of the desirable village of Bishops Itchington, is this well presented three-bedroom mid-terraced home. With a lovely finish throughout and lots of amenities close by, this home has much to offer its next owners.

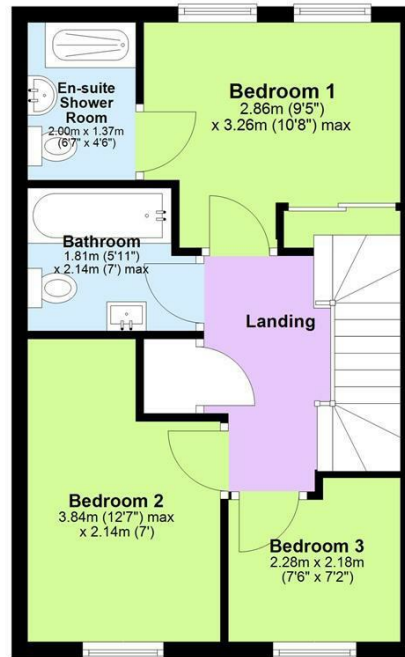
## Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



## First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



Total area: approx. 73.7 sq. metres (793.1 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) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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