



STARBOLD ROAD

BISHOPS ITCHINGTON CV47 2TQ

GUIDE PRICE £310,000
FREEHOLD

Set in the heart of the highly desirable village of Bishops Itchington, this spacious three-bedroom semi-detached home offers an exciting opportunity for its next owners. Boasting generous living space, plenty of potential throughout, and a prime location with a wealth of local amenities just a short stroll away, it's perfectly positioned for village life with convenience at your doorstep.

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- 3 Double Bedrooms • Village Location • Off Road Parking • Garage Conversion • Close To Amenities • Great Road Links Nearby • Enclosed Rear Garden • Seperate Kitchen & Dining Room • Great Potential



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Ground Floor:

- Upon entering the property, you are greeted by a welcoming porch, which opens into a bright entrance hallway providing access to all the main rooms of the home.
- To the rear of the home lies a generously sized lounge, enjoying views over the garden through wide sliding patio doors. This inviting room is enhanced by a feature fireplace, creating a perfect space for relaxing or entertaining.
- The property features a fully fitted galley-style kitchen, complete with a range of wall and base units, an integrated electric oven and hob, a built in storage cupboard and space for freestanding white goods. A side door provides convenient access to the rear garden.
- The property also benefits from a separate dining room, offering excellent versatility to suit a variety of needs.
- The garage has been thoughtfully converted into a spacious study, complete with a fitted storage cupboard, and offers a multitude of uses, including a children's playroom.

First Floor:

- The main bedroom is a generously sized double room at the

front of the home, complete with a fitted wardrobe

-Bedrooms two and three are both double rooms located at the rear of the home, with bedroom three benefitting from a built in wardrobe and two from a freestanding wardrobe.

-The family bathroom is conveniently located near all bedrooms and features a fully tiled suite, including a shower over the bath.

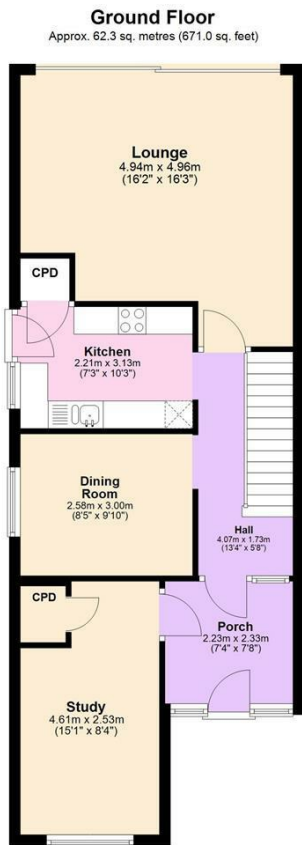
Garden, Exterior & Further Property Information:

- Outside, this lovely home benefits from an enclosed rear garden, predominantly laid to lawn, providing an ideal space for relaxing during the summer months.
 - Additional benefits of this home include driveway parking, gas central heating, and double glazing throughout.
 - Set amidst the South Warwickshire countryside and with excellent road links nearby, this home offers the charm of rural community living.
- Important Property Information:
Tenure: Freehold
EPC: D
Council Tax Band: C
Local Authority: Stratford On Avon District Council



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Total area: approx. 106.8 sq. metres (1150.0 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 | | |
| (81-91) B | | |
| (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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