



HAMBRIDGE ROAD BISHOPS ITCHINGTON CV47 2RH

GUIDE PRICE £350,000
FREEHOLD

Set within the highly desirable village of Bishops Itchington, this charming three-bedroom end-terrace home offers a wonderful opportunity for its next owners. Boasting character throughout, the property provides well-proportioned living accommodation for those looking to enjoy village life.

HAMBRIDGE ROAD

- Off Road Parking • Garage • Downstairs Bathroom & Upstairs Shower Room • Underfloor Heating Downstairs • 3 Bedrooms • Substantial Garden • Village Location • Good Road Links • Close To Amenities



Ground Floor:

-Upon entering the property, you are welcomed into a porch that provides access to the remaining rooms within the home.

-Situated at the front of the home is a spacious and airy lounge, flooded with natural light. This cosy room is finished with a brick-built fireplace, creating a warm and welcoming focal point that adds to the properties homely feel.

-Leading through to the rear of the home, you will find the spacious open-plan kitchen/diner. The kitchen is fully fitted with a range of wall and base units and includes an integrated electric oven, induction hob, and under-counter space for white goods. The room also benefits from access to the rear garden via a barn-style door and offers ample space for a family dining table, making it an ideal area for both everyday living and entertaining.

-The ground floor accommodation is also home to a bathroom, complete with a bath, hand basin, W/C, and useful under-sink storage.

-The ground floor further benefits from the luxury of underfloor heating throughout, providing added comfort and warmth.

First Floor:

-The main bedroom is located at the front of the home and is a generously sized double room, offering ample space for freestanding bedroom furniture.

-Bedrooms two and three are both good-sized doubles, each benefiting from views overlooking the rear garden.

-The upstairs accommodation also includes a versatile

dressing room perfect for storage.

-The family shower room is conveniently located close to all bedrooms and features a modern tiled suite, including a shower, hand basin with under-sink storage, and W/C.

Garden External & Further Property Information:

-Leading outside, the home is blessed with a substantial rear garden, predominantly laid to lawn and bordered by established foliage. Within the garden boundary, there is a garage, providing excellent storage and offering great versatility for its next owners.

-The property also features a small front garden, off-road parking for one, gas central heating, and double glazing throughout.

-Surrounded by the charm of South Warwickshire and with a wealth of local amenities and good road links nearby, this lovely home offers the perfect balance of rural community living and convenient accessibility.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: B

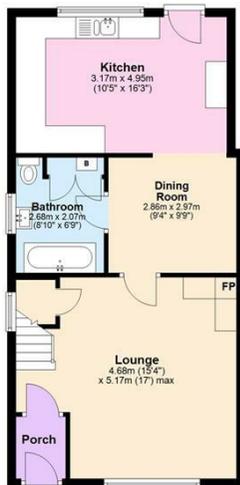
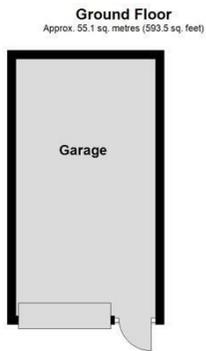
EPC: C

Access: Please note that this property has a right of way across a neighbour's driveway to access the garage area.



HAMBRIDGE ROAD





Total area: approx. 101.8 sq. metres (1096.2 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		70	74
(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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