



LADBROKE ROAD

BISHOPS ITCHINGTON CV47 2RA

GUIDE PRICE £289,000
FREEHOLD

Nestled in the heart of the highly sought-after village of Bishops Itchington, this charming three-bedroom semi-detached home combines comfort, style, and convenience. Beautifully presented throughout, it offers a welcoming space that is ready for its next owners to simply move in and enjoy.

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- 3 Bedrooms • EV Charging • Off Road Parking • Well Presented • Village Location • Downstairs WC • Enclosed Rear Graden • Close To Amenities • Great Road Links Nearby



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Ground Floor:

-Upon entering, you are welcomed through a practical entrance porch, which leads directly into the lounge and provides easy access to the rest of the home.

-At the front of the home sits a bright and airy lounge, offering the perfect space to unwind and relax at the end of the day.

-At the heart of the home lies a modern open-plan kitchen diner, thoughtfully designed with a range of wall and base units. The kitchen is equipped with an electric oven and hob, along with under-counter space for essential white goods. A stylish breakfast bar creates a natural focal point, perfect for casual dining, entertaining, or simply enjoying a morning coffee, while the dining area flows effortlessly into the conservatory, creating a bright and versatile living space.

-Accessed from the kitchen, the conservatory offers direct access to the garden and serves as the perfect spot to sit back, relax, and enjoy the views.

-The ground floor accommodation is further enhanced by the convenience of a downstairs W/C.

First Floor:

-The main bedroom is positioned at the front of the property and is a well-proportioned double room, complete with built-in wardrobes.

-The second bedroom is another generous double, set to the rear of the home, and also benefits from built-in wardrobes.

-Bedroom three is a well-proportioned single room that would also make an ideal home office or nursery.

-The bathroom is conveniently located to serve all bedrooms and features a modern tiled suite, comprising of a shower over the bath, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-Outside, the home is complemented by an enclosed walled rear garden, laid to both lawn and paving for easy maintenance. The space also benefits from a gardener's shed and rear access leading directly to the off-road parking.

-This attractive home also benefits from gas central heating, an EV charging point and double glazing throughout, with all the amenities and stunning countryside of South Warwickshire right on the doorstep.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

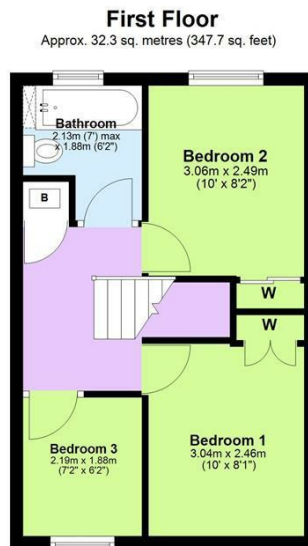
Council Tax Band: C

EPC: C



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Total area: approx. 73.5 sq. metres (790.6 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		89
(81-91) B		
(69-80) C	71	
(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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