



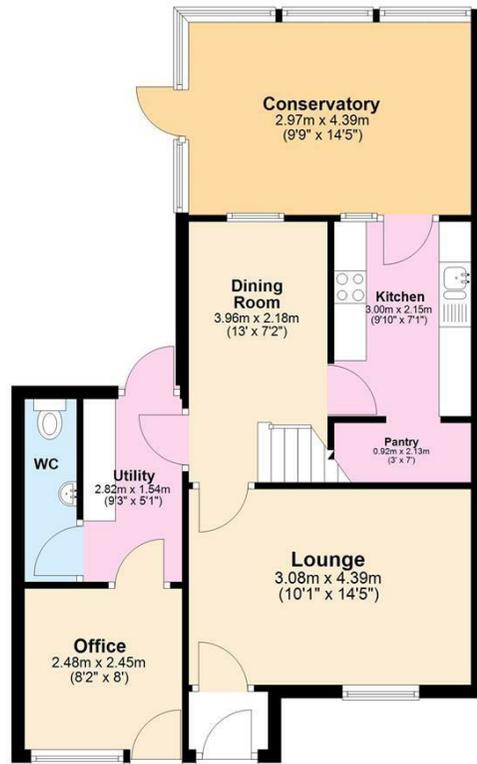
## 18 RUPERT KETTLE DRIVE SOUTHAM, CV47 2PU

£1,250 PCM

Nestled in the heart of the highly sought-after village of Bishops Itchington, this charming three-bedroom 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.

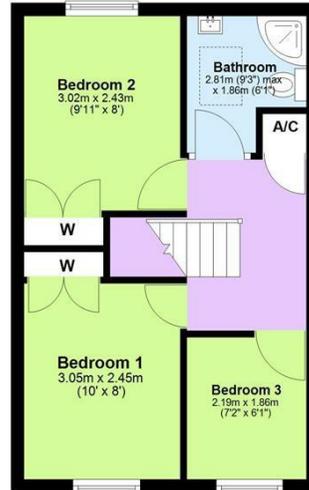
### Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



### First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 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) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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