



HARTSHORNE ROAD

BISHOPS ITCHINGTON CV47 2BF

GUIDE PRICE £285,000
FREEHOLD

Situated in the heart of the highly sought-after village of Bishops Itchington, this spacious three-bedroom semi-detached home offers convenient access to excellent road links and local amenities.

HARTSHORNE ROAD

- 3 Bedrooms • Village Location • Good Road Links Nearby • Close To Amenities • En Suite To Main • Downstairs W/C • Open Plan Kitchen/Diner • Garage • Off Road Parking



Situated in the heart of the highly sought-after village of Bishops Itchington, this spacious three-bedroom semi-detached home offers convenient access to excellent road links and local amenities.

Ground Floor:

-Upon entering the property, you are welcomed by a spacious entrance hallway that provides access to all principal rooms within the home.

-At the front of the home is a bright and spacious lounge, offering the perfect space to relax. This welcoming room also benefits from a useful under-stairs storage cupboard.

-Located at the rear of the home is the fully fitted open-plan kitchen/diner, featuring a range of wall and base units, a breakfast bar, space for under-counter white goods, and French doors that open out to the rear garden.

-The downstairs accommodation also benefits from a convenient guest W/C.

First Floor:

-The main bedroom is conveniently located at the front of the home and is a generously sized double room, complete with the added luxury of an en suite shower

room.

-Bedrooms two and three are also generously sized double rooms, offering versatile space for family, guests, or a home office.

-The family bathroom is conveniently located near all bedrooms and is fitted with a bath and overhead shower.

Garden, Exterior & Further Property Information:

-The enclosed rear garden features a combination of natural lawn, artificial grass, and a decking area—providing the perfect setting for alfresco dining and entertaining guests.

-This delightful home also benefits from a single garage with power, driveway parking, gas central heating, and double glazing throughout.

-Countryside walks through the beautiful South Warwickshire countryside, combined with ample local amenities, offer the perfect blend of rural community living.

Further Property Details:

Tenure: Freehold
EPC: B

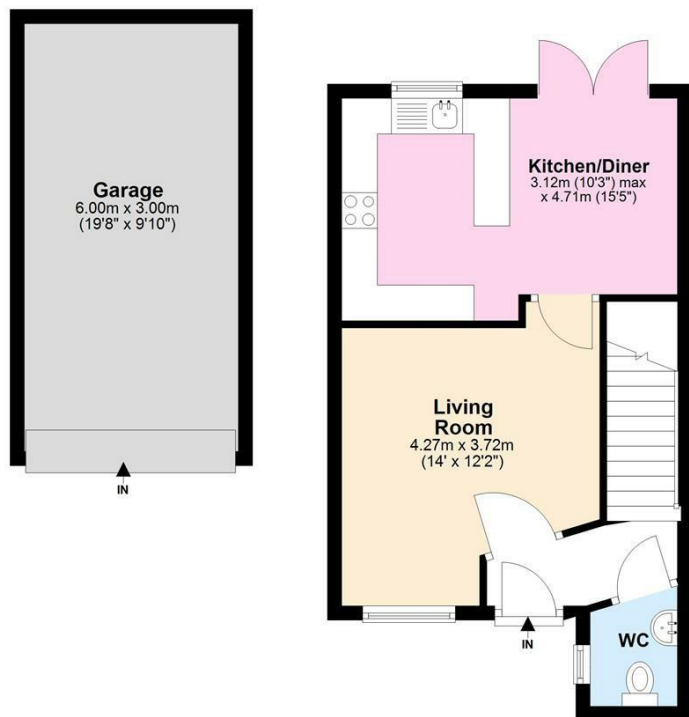


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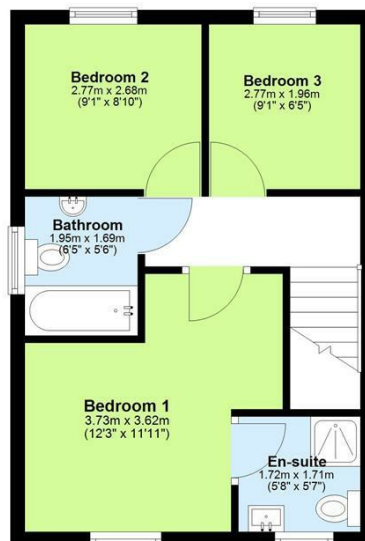
Ground Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 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		95
(81-91) B	82	
(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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