



THE SPINNEY

BISHOPS ITCHINGTON, CV47 2PZ

GUIDE PRICE £280,000
FREEHOLD

Located in the heart of the highly desirable village of Bishops Itchington, this neutrally presented three-bedroom home offers spacious accommodation throughout. Ready to move into, it also provides an excellent opportunity for the next owners to add their own personal touch.

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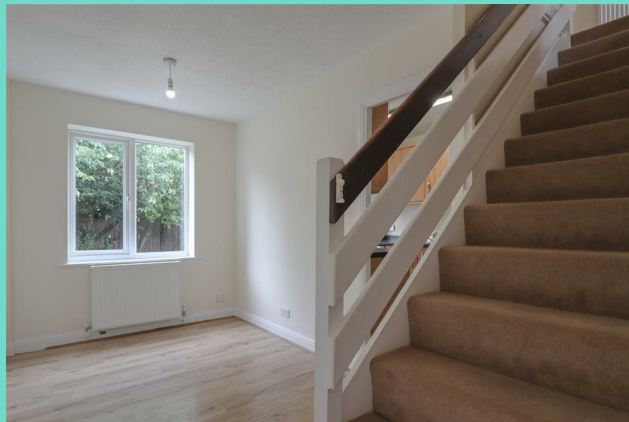
• 3 Bedrooms • Garage • Off Road

Parking • Separate Kitchen & Dining

Room • Enclosed Private Garden • Village

Location • Close To Amenities • Good Road

Links Nearby • No Chain



Located in the heart of the highly desirable village of Bishops Itchington, this neutrally presented three-bedroom home offers spacious accommodation throughout. Ready to move into, it also provides an excellent opportunity for the next owners to add their own personal touch.

Ground Floor:

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

-At the front of the home is a bright and spacious lounge, flooded with natural light and offering the perfect space to relax in the evening.

-Towards the rear of the home, you'll find a fully fitted kitchen featuring a range of wall and base units, complete with an integrated oven and hob, as well as a freestanding washing machine and fridge/freezer. The kitchen also benefits from a convenient pantry cupboard, providing additional storage space.

-Conveniently located next to the kitchen is a separate dining room, which enjoys views over the rear garden.

First Floor:

-The main bedroom is situated at the front of the home and is a generously sized double room, complete with fitted wardrobes.

-Bedroom two is another spacious double room, located at the rear of the home, and also benefits from built-in wardrobes.

-The third bedroom is located at the front of the property and is a well-proportioned single room, ideal for use as a home office

or nursery.

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

Garden & Exterior:

-This lovely home benefits from an enclosed rear garden, predominantly laid to lawn, providing the perfect spot for relaxing during the summer months.

-The property also enjoys the convenience of a single garage with electrics and pedestrian door, driveway parking, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council



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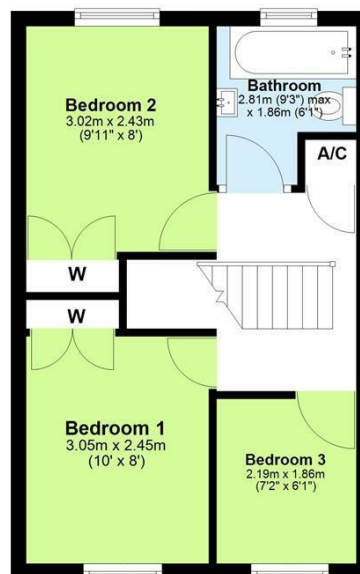
Ground Floor

Main area: approx. 32.6 sq. metres (351.2 sq. feet)
Plus garages, approx. 14.5 sq. metres (156.1 sq. feet)



First Floor

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



Main area: Approx. 64.4 sq. metres (693.5 sq. feet)

Plus garages, approx. 14.5 sq. metres (156.1 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		
(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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