



THORN WAY

LONG ITCHINGTON CV47 9PF

GUIDE PRICE £315,000
FREEHOLD

Situated on a desirable road in the heart of the highly sought-after village of Long Itchington, this spacious two-bedroom semi-detached bungalow offers fantastic potential for its next owners. With generous living space and exciting opportunities for improvement or personalisation, this charming home presents an excellent chance to create something truly special.

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- Great Potential • Substantial Garden • 2 Bedrooms • Detached Garage • No Chain • Village Location • Close To Amenities • Driveway Parking • Great Road Links Nearby



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Property Particulars:

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

-At the heart of the home is a bright and spacious lounge/diner, filled with natural light and complemented by a characterful brick-built fireplace.

-The lounge/diner conveniently provides access to a lean-to, which flows through to the rear garden and offers excellent additional storage space.

-Situated at the rear of the home is the kitchen, fitted with a range of wall and base units and offering under-counter space for white goods, as well as separate access to the rear garden.

-Positioned at the centre of the home, the main bedroom provides generous double accommodation

and features built-in wardrobes for convenient storage.

-A further double bedroom is located at the front of the property, providing ample space and natural light.

-Conveniently positioned between the two bedrooms is a substantial shower room, fitted with a walk-in shower, hand basin, and W/C.

Garden, Exterior & Further Property Information:

-To the rear, the property boasts a spacious garden, predominantly laid to lawn and adorned with well-established borders, providing an exciting outdoor space.

-Additional benefits include a detached single garage, ample driveway parking for several cars, gas central heating, and double-glazed windows throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of local amenities nearby, this property offers the appeal of rural community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

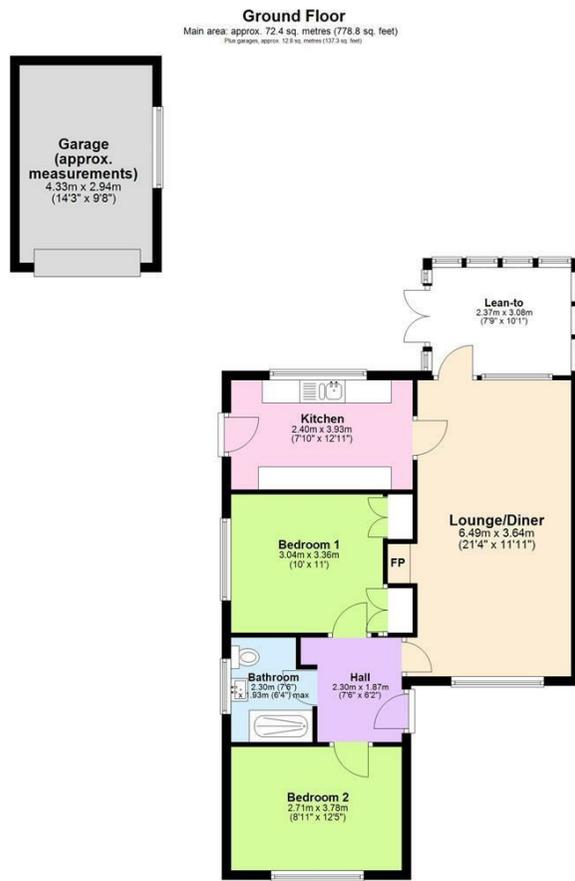
Council Tax Band: D

EPC: D



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Main area: Approx. 72.4 sq. metres (778.8 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.3 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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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