



NELSON WAY

LONG ITCHINGTON CV47 9AS

GUIDE PRICE £269,000
FREEHOLD

Set in the heart of the highly desirable village of Long Itchington, this immaculately presented two-bedroom semi-detached home offers generous living space and excellent local amenities right on its doorstep. Beautifully maintained throughout, this charming property combines comfort, style, and convenience, making it an ideal home for a range of buyers.

NELSON WAY

- 2 Double Bedrooms • Guest W/C • Off road Parking • Well Presented Throughout • Substantial Garden • Village Location • Close To Amenities • Great Road Links Nearby • Canal Side Walks Nearby



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Ground Floor:

-Upon entering the property, you are welcomed into a bright and airy entrance hallway, which provides access to all other rooms within the home.

-Situated at the front of the home, you will find the modern, fully fitted kitchen, complete with a range of wall and base units and finished with a gas hob, electric oven and freestanding space for white goods.

-Moving through towards the rear of the home, you will find the spacious lounge/diner, which is flooded with natural light thanks to the French doors overlooking the rear garden. This homely space also benefits from a built-in under-stairs storage cupboard.

-The downstairs accommodation also benefits from a convenient guest WC.

First Floor:

-The main bedroom is a generously sized double room located at the front of the home and is complete with built-in storage.

-Bedroom two is a further generously sized double room, located at the rear of the home, is currently being used as a spare bedroom and double office and provides ample space

for freestanding bedroom furniture.

-The bathroom is conveniently located between both bedrooms and is fitted with a modern tiled suite in keeping with the rest of the home. It is complete with a shower over the bath, hand basin, WC, and heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, the home is blessed with a sizeable and enclosed wrap-around rear garden, laid mainly to lawn with a patio area perfect for al fresco dining, a raised floral border, and a garden shed.

-This lovely home also benefits from off-road parking, gas central heating, and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep as well as being a stones throw from canal side walks, it offers an ideal blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: B

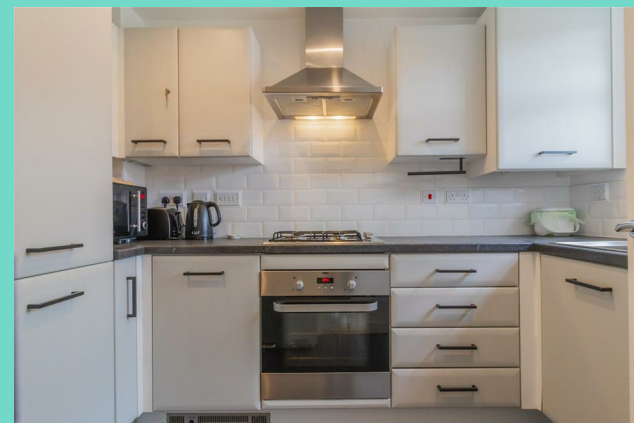
Council Tax Band: C

Local Authority: Stratford On Avon District Council

Maintenance Fee: £230.54 per annum

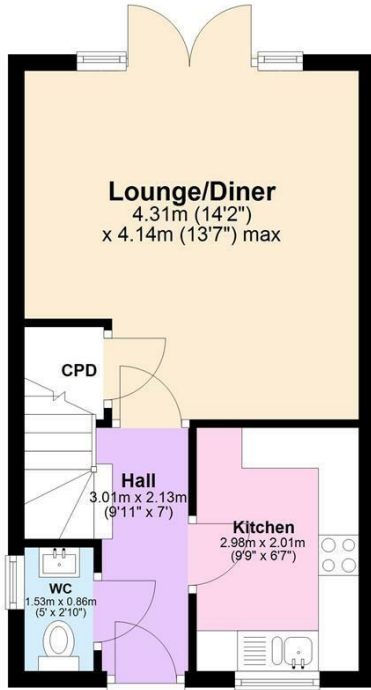


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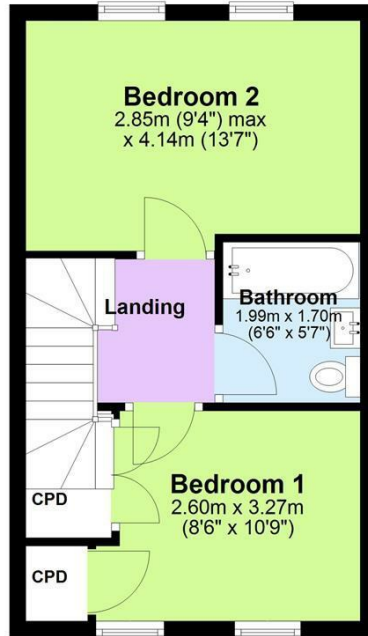
Ground Floor

Approx. 26.6 sq. metres (286.1 sq. feet)
(excluding WC)



First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 57.3 sq. metres (616.5 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		96
(81-91) B	83	
(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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