



CENTRAL DRIVE BISHOPS ITCHINGTON CV47 2RJ

GUIDE PRICE £275,000
FREEHOLD

Set within the highly desirable village of Bishops Itchington, this spacious and versatile three-bedroom end-terrace home offers an exciting opportunity for its next owners. Boasting generous living space throughout and excellent potential.

CENTRAL DRIVE

- Great Potential
- 3 Bedrooms
- Separate Dining Room
- Spacious Home
- Off Road Parking
- Substantial Garden
- Village Location
- Great Road Links
- Close To Amenities



Ground Floor:

-Upon entering the property, you are welcomed by a central entrance porch leading through to the main hallway, which provides access to all principal rooms within the home.

-Spanning the full depth of the home, the bright and airy lounge is flooded with natural light thanks to its dual-aspect outlook. A charming feature fireplace creates a warm and welcoming atmosphere, while French doors provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

-Positioned at the front of the home, the separate and versatile dining room offers ample space for family dining and entertaining, providing a flexible area that can easily adapt to a variety of lifestyles.

-The dining room flows seamlessly into the kitchen, located at the rear of the home. This galley-style kitchen is fitted with a range of wall and base units, providing excellent storage and preparation space, along with room for freestanding white goods. Access to the garden is provided via a useful lean-to storage area

First Floor:

-The main bedroom is situated at the front of the home and is a generously proportioned double room, benefitting from ample fitted wardrobe space

-Bedroom two is a further generously proportioned double room, situated at the front of the home.

-Bedroom three is located at the rear of the home and is a well-proportioned small double room. It offers excellent versatility and would also serve perfectly as a home office,

nursery, or guest bedroom.

-The shower room is conveniently positioned close to all bedrooms and is finished with a fully tiled suite, comprising a shower cubicle and wash hand basin. In addition, there is a separate WC located nearby, providing added convenience for everyday living.

Garden, Exterior and Further Property Information:

-The property benefits from a substantial rear garden, mainly laid to lawn with a paved patio area and mature planted borders. The garden also includes a useful external storage shed.

-The property also benefits from a front garden, laid mainly to lawn.

-This superb home offers excellent scope and opportunity for its next owners, combining space, versatility, and potential. Further benefits include off-road parking for two vehicles, gas central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside, and with excellent local amenities and convenient road links close by, this home offers an appealing balance of rural living with strong community connections and accessibility.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

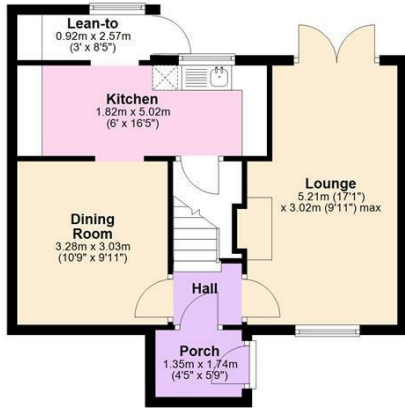
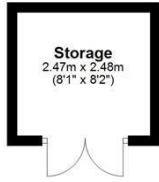


CENTRAL DRIVE



Ground Floor

Main area: approx. 44.9 sq. metres (483.0 sq. feet)
Plus outbuildings, approx. 6.1 sq. metres (66.1 sq. feet)

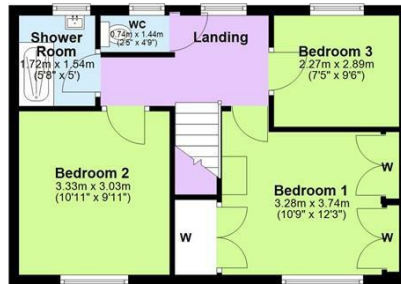


Main area: Approx. 84.3 sq. metres (907.2 sq. feet)
Plus outbuildings, approx. 6.1 sq. metres (66.1 sq. feet)

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.

First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			84
(55-68) D		69	
(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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