



## HIGH STREET NAPTON CV47 8NB

£395,000  
FREEHOLD

This beautifully presented three-bedroom semi-detached cottage is situated in the centre of the picturesque village of Napton and is within easy walking distance of the local school. With character features throughout and a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.



# HIGH STREET

- Character features
- Three bedrooms
- Newly fitted kitchen
- Two ensuites
- Off road parking
- Garage
- Centre of Napton village
- Walking distance to school and amenities



Upon entering the house, you are welcomed into the cosy lounge. This attractive space has a homely feel and offers the perfect spot for relaxing with the family, it's original oak beams give the perfect cottage feel.

To the rear of the property, you will find the newly fitted kitchen with a comprehensive range of modern wall and base units and is inclusive of integrated AEG dishwasher, electric oven, gas hob, fridge and Belfast sink. This wonderful room also benefits from space for a breakfast table.

The downstairs accommodation also benefits from additional under stairs storage with electrics which currently houses a washing machine.

The first-floor accommodation comprises of two bedrooms and an ensuite shower room.

Bedroom two is located at the front of the home and is another generously sized double room and is inclusive of built in wardrobes. This lovely space benefits from a newly fitted, modern ensuite shower room inclusive of a large walk-in shower and under sink storage.

Bedroom three is located at the rear of the property and is a small double room that could also lend itself to the perfect home office or nursery.

The main bedroom is located on the second floor and is

a beautifully presented suite that is flooded with natural light with thanks to the Velux windows. This fantastic space is inclusive of an ensuite bathroom inclusive of a shower over bath and heated towel rail.

Leading outside this lovely home is blessed with a low maintenance, enclosed front garden that offers a great space for alfresco dining and entertaining guests. The garden is laid mainly to lawn with a separate patio area, offering the perfect space for alfresco dining and entertaining guests.

This beautiful family home also benefits from a garage with electric points, one off road parking space, rear patio area, gas central heating and double glazing throughout.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

Council Tax Band: D

EPC: D

## Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and

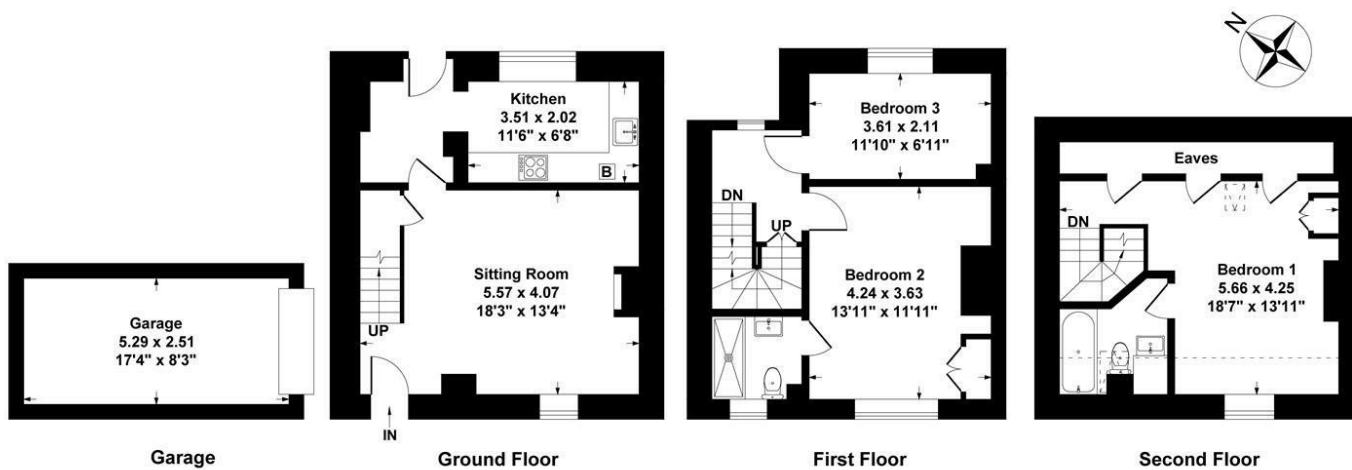




## HIGH STREET







**Ground Floor Approx Area = 35.20 sq m / 379 sq ft**  
**First Floor Approx Area = 34.01 sq m / 366 sq ft**  
**Second Floor Approx Area = 23.67 sq m / 255 sq ft**  
**Garage Approx Area = 13.27 sq m / 143 sq ft**  
**Total Area = 106.15 sq m / 1143 sq ft**

Measurements are approximate, not to scale, illustration is for identification purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>88</b> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>62</b> </div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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