



DARBY COTTAGE, CHURCH ROAD LONG ITCHINGTON

GUIDE PRICE £240,000
FREEHOLD

Set at the heart of the highly desirable village of Long Itchington, is this quaint two-bedroom cottage that is in need of improvements throughout. With amenities close by this would make the perfect property for someone who's looking to add their own stamp to something.

CHURCH ROAD

- Chain Free
- In Need Of Improvement
- Close To Amenities
- Village Location
- Two Bedroom Cottage
- Garage
- Off Road Parking
- Lovely Views



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Upon entering the property, you are welcomed into a central entrance porchway that leads to all other rooms within the home.

At the front of the property, you will find the spacious lounge, that offers lovely field views and a feature fireplace. With great scope for improvement, this could make a lovely relaxing space.

Leading towards the rear of the home, you will find the kitchen that is fitted with wall and base units, as well as space for freestanding white goods. The kitchen also conveniently gives access to the front garden via a separate porch.

Also located on the ground floor is the bathroom that is complete with a bath, sink and toilet.

Upstairs briefly comprises of two bedrooms, the main is a double room that benefits from built in storage and bedroom two is as single room that would also lend itself to a home office or nursery.

The property also benefits from a small courtyard garden, attached garage complete with electrics and off-road gated parking.

This charming home is offered chain free, is surrounded by the South Warwickshire countryside and is in need of renovation throughout.

Tenure: Freehold

Council Tax Band: D

Local Authority: Stratford On Avon District Council

EPC: F

Probate has been applied for.

Disclaimer

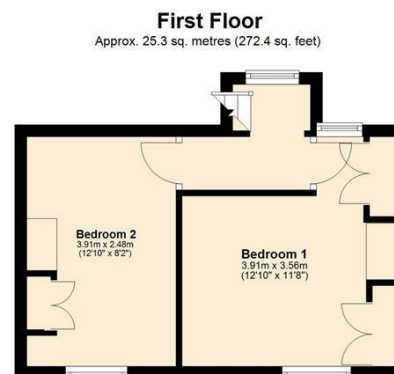
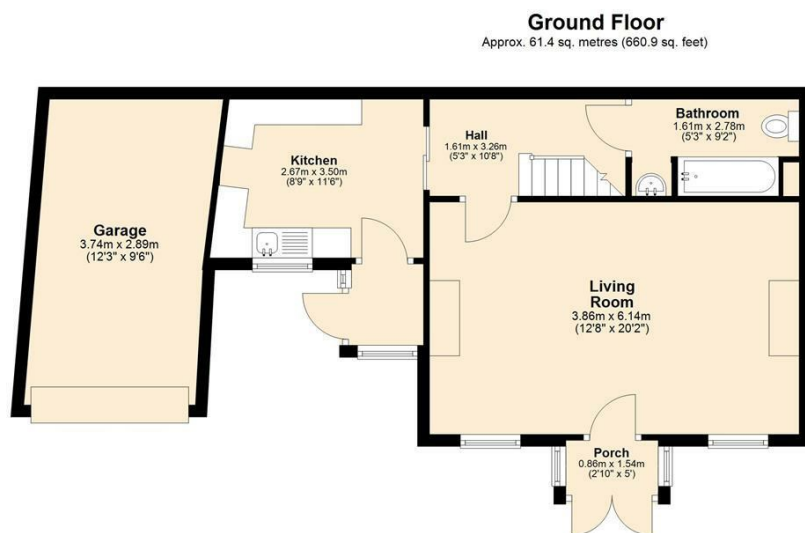
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.



CHURCH ROAD





Total area: approx. 86.7 sq. metres (933.3 sq. feet)

This plan is for illustrative purpose 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(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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