



## MEADOW DRIVE LONG ITCHINGTON

40% SHARED OWNERSHIP £128,000  
LEASEHOLD

Set on the outskirts of the highly desirable village of Long Itchington, is this well presented three-bedroom end of terrace home. Offered as a 40% shared ownership, with a wealth of amenities close by, this lovely home has much to offer its next owners.

# MEADOW DRIVE

- 40% Shared Ownership
- Three Bedrooms
- Parking For Three
- Village Location
- Sizeable Rear Garden
- Nice Finish
- Downstairs W/C
- Kitchen/Diner
- Close To Amenities



## 40% Shared Ownership

Set on the outskirts of the highly desirable village of Long Itchington, is this well presented three-bedroom end of terrace home. Offered as a 40% shared ownership, with a wealth of amenities close by, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into the bright and airy entrance hall that leads to all other rooms within the home.

At the front of the home, you will find the spacious lounge that is flooded with natural light making it the perfect spot for relaxing on an evening.

Leading towards the rear of the home, you will find the spacious kitchen/diner that overlooks the rear garden. This modern kitchen is fully fitted with a range of wall and base units and is complete with an integrated gas hob, electric oven, fridge/freezer and washing machine. This family style kitchen also offers ample space for a dining table, a large, fitted storage cupboard and also conveniently gives access into the rear garden.

The downstairs accommodation also benefits from a W/C.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is located at the front of the home and is a generously sized double room that is complete with a fitted storage cupboard. Bedroom two is a further double room located at the rear of the home, with bedroom three being a good-sized single room that would also lend itself to the perfect home office or nursery.

Conveniently situated close to all bedrooms is the family bathroom that has been finished with a white tiled suite that is inclusive of a shower over the bath.

Leading outside there is a manicured and enclosed rear garden that's of a very generous size. Laid mainly to lawn with a patio seating area, pergola and foliage borders this beautiful space offers the perfect spot for alfresco dining and entertaining guests.

This lovely home also benefits from parking for up to three vehicles, gas central heating, double glazing throughout and canal side walks nearby.

Surrounded by the South Warwickshire countryside, with a wealth of amenities on its doorstep, this property offers rural community living at its finest.

Local Authority: Stratford On Avon District Council

Council Tax Band: D

EPC: B

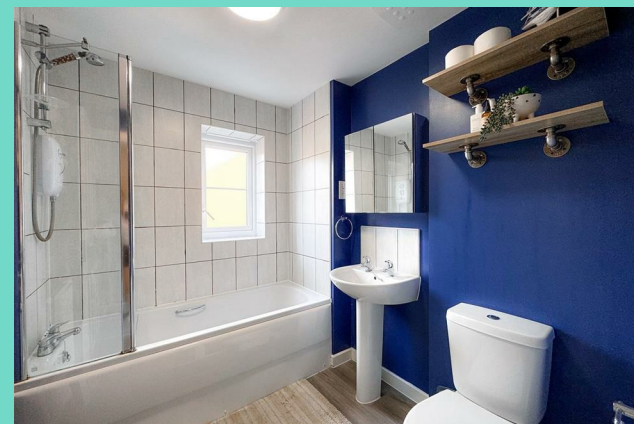
Tenure: Leasehold (approx 120 years remaining)

Rent: £553 per month (Orbit) (service charge included within this rent)





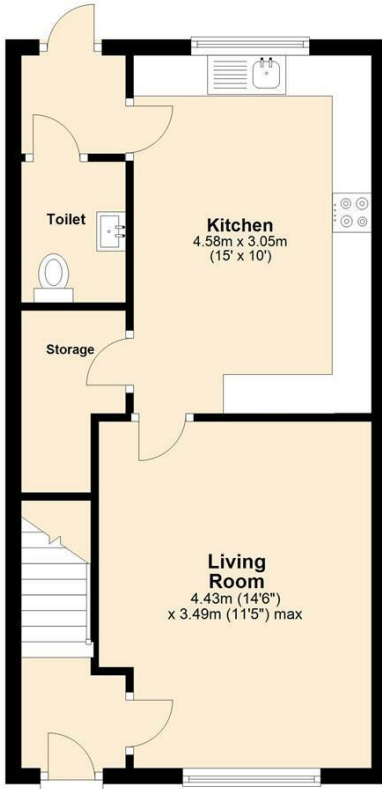
## MEADOW DRIVE





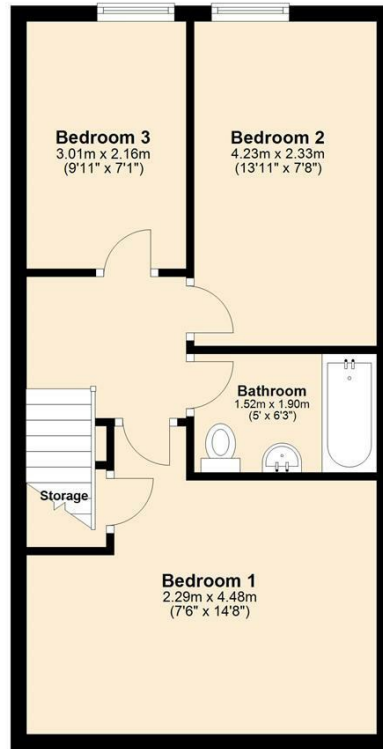
### Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 81.4 sq. metres (876.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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