



## GALANOS, LONG ITCHINGTON

SOUTHAM, CV47 9NZ

GUIDE PRICE £355,000  
FREEHOLD

Set in the highly desirable village of Long Itchington, is this spacious four-bedroom terraced home. With versatility throughout and great amenities on its doorstep, this lovely home has much to offer its next owners.

# GALANOS

- 4 Double Bedrooms • 2 En Suites • Garage • Off Road Parking • Conservatory • Open Plan Kitchen/Diner • Village Location • Close To Amenities • Enclosed Garden



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

Situated at the front of the home you will find the open plan kitchen /diner that is fully fitted with a range of wall and base units and is complete with an integrated electric hob and oven as well as ample space for freestanding white goods and a separate area for a family dining table.

Leading through towards the rear of the home is the bright and airy lounge that is flooded with natural light offering views of the rear garden and double doors lead into a conservatory that offers the perfect space to relax as well as conveniently giving access to the rear garden.

The downstairs accommodation also benefits from a downstairs w/c, a large storage cupboard and solid oak flooring through the hallway and lounge.

The first floor briefly comprises of two double bedrooms and two en suite shower rooms. The main bedroom is located at the rear of the home and offers the luxury of built in wardrobes and an en suite shower room that is inclusive of a separate bath and shower cubicle.

Bedroom two is located at the front of the property and also benefits from an en suite shower room that is complete with a shower cubicle.

The top floor comprises of two further double bedrooms and a family bathroom. Both bedrooms are great sized rooms that are complete with skylights that make the rooms bright and airy.

The family bathroom is located close to all bedrooms and is fitted with a white tiled suite and a shower over bath.

Leading outside this lovely home benefits from an enclosed rear garden that is laid mainly to lawn with two patio areas that are perfect for alfresco dining. The garden also benefits from a integrated sprinkling system.

This lovely home also offers. Gas central heating, double glazing throughout, an off-road parking space and an en bloc garage, complete with a pedestrian door to the rear and electrics.

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

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: C

Council Tax Band: E

Service Charge: £352 per annum

## 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.

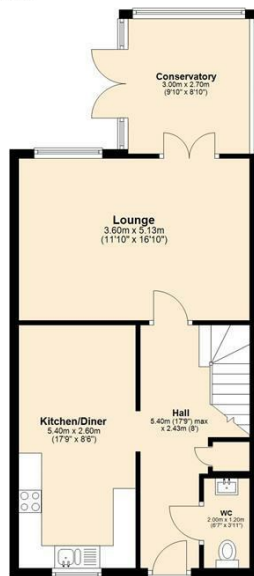




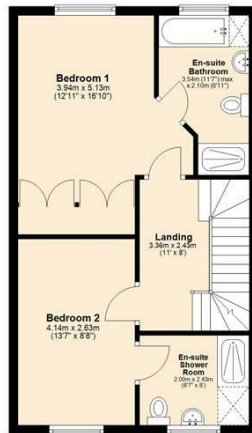
## GALANOS



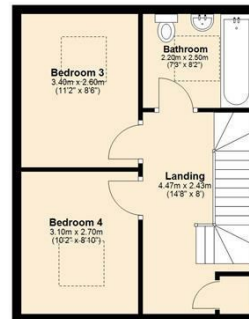
**Ground Floor**  
Main area: approx. 55.4 sq. metres (596.5 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.5 sq. feet)



**First Floor**  
Approx. 46.8 sq. metres (504.0 sq. feet)



**Second Floor**  
Approx. 34.9 sq. metres (375.6 sq. feet)



Main area: Approx. 137.1 sq. metres (1476.0 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.5 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		89
(81-91) B	79	
(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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