



## LADBROKE ROAD

BISHOPS ITCHINGTON CV47 2RL

GUIDE PRICE £275,000  
FREEHOLD

Set on the outskirts of the desirable village of Bishops Itchington is this spacious three-bedroom semi-detached home. With lots of potential throughout and amenities on its doorstep, this home has much to offer its next owners.



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- 3 Bedrooms • Generous Plot • Great Potential • Village Location • Great Road Links • Sun Room • Enclosed Rear Garden • Separate Kitchen & Dining Room • Open Fireplace • No Chain



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

Stretching the depth of the home you find the spacious lounge that is complete with an open fireplace and dual aspect windows.

The separate dining room is located at the front of the home offering ample space for a family dining table and conveniently gives access to the kitchen.

Situated at the rear of the home you will find the kitchen that is fitted with a range of wall and base units and is inclusive of an integrated electric and hob and under counter space for white goods.

The kitchen leads to a versatile room that overlooks the rear garden and gives access through sliding patio doors. This would make a great sunroom or downstairs office.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is located at the front of the home,

is a generous sized double room and is complete with a built in storage cupboard.

Bedroom two is also a good-sized double room situated at the front of the home, with bedroom three being a small double room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fitted with a shower over the bath and a separate w/c.

This spacious home also benefits from gas central heating, double glazing throughout and a large front and rear garden that offers fantastic potential for extension (STPP). The rear garden is enclosed and laid mainly to lawn.

This exciting property, surrounded by the South Warwickshire countryside, is in need of some modernisation and ready for someone to put their own stamp on.

Tenure: Freehold

EPC: E

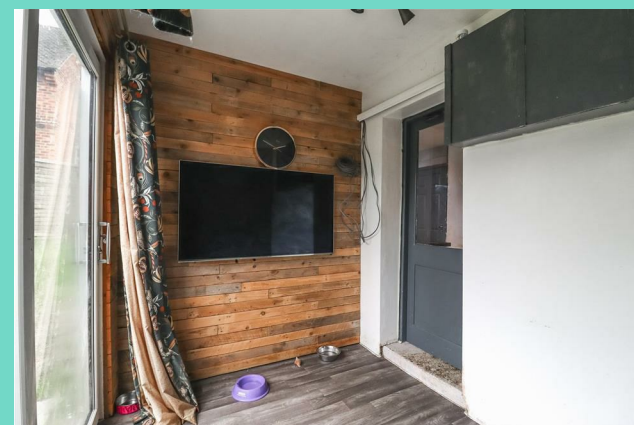
Council Tax Band: C

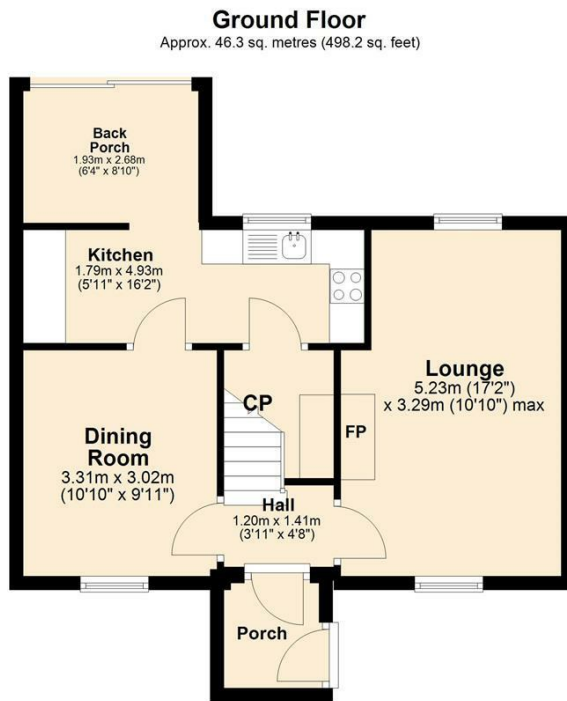
Local Authority: Stratford On Avon District Council





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Total area: approx. 85.4 sq. metres (919.6 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) <b>A</b>		
(81-91) <b>B</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	

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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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