



RUPERT KETTLE DRIVE

BISHOPS ITCHINGTON, CV47 2PU

GUIDE PRICE £285,000

Set at the heart of the desirable village of Bishops Itchington, is this well presented two-bedroom detached home. With versatility throughout and great amenities on its doorstep, this lovely home has much to offer its next owners.

- 2 Double Bedrooms • 2 Reception Rooms • Enclosed Walled Garden • Off Road Parking • Perfect First Time Buy • Village Location • Close To Amenities • Great Road Links Nearby • Well Presented



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

The downstairs accommodation comprises of two reception rooms, kitchen and understairs storage cupboard.

The main lounge is a bright and airy room that is flooded with natural light offering the perfect spot to relax of an evening.

The second reception room is currently being used as a further lounge, but offers great versatility as it would lend itself to the perfect separate dining room, or children's play room.

The kitchen is located at the rear of the property overlooking the rear garden and is fully fitted with a range of wall and base units and is complete with an integrated electric oven, gas hob, undercounter space for white goods and access into the rear garden.

Upstairs briefly comprises of two bedrooms and a

bathroom.

The main bedroom is a generously sized double room that is finished with ample built in storage space.

Bedroom two is a further double room that would also lend itself to the perfect home office or nursery.

The bathroom is conveniently located between both bedrooms and is complete with a shower over the bath and heated towel rail.

Outside, the rear walled garden is laid mainly to lawn with a patio area and established floral borders, making it the perfect spot for alfresco dining in the summer months.

This lovely property also benefits from off road parking, gas central heating and double glazing throughout.

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

Council Tax Band: C

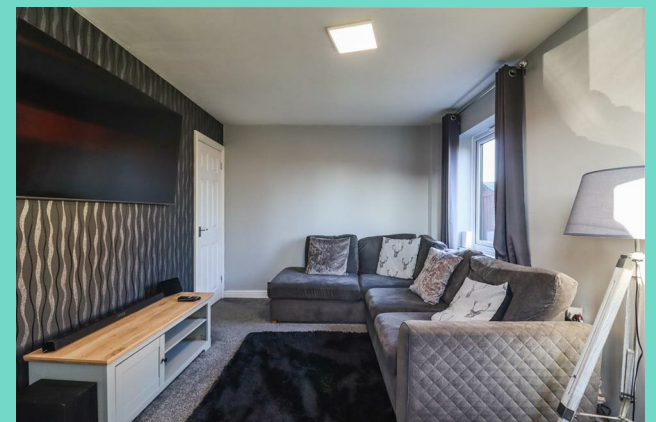
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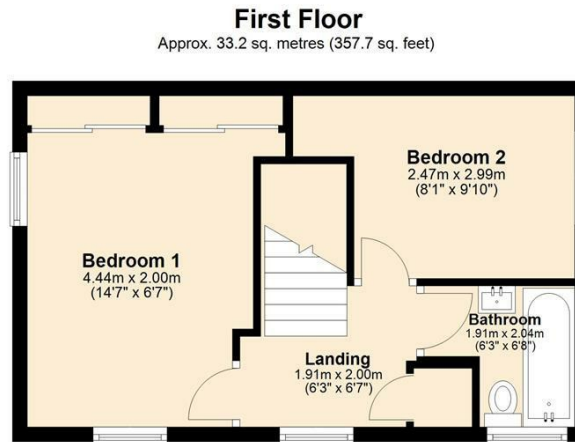
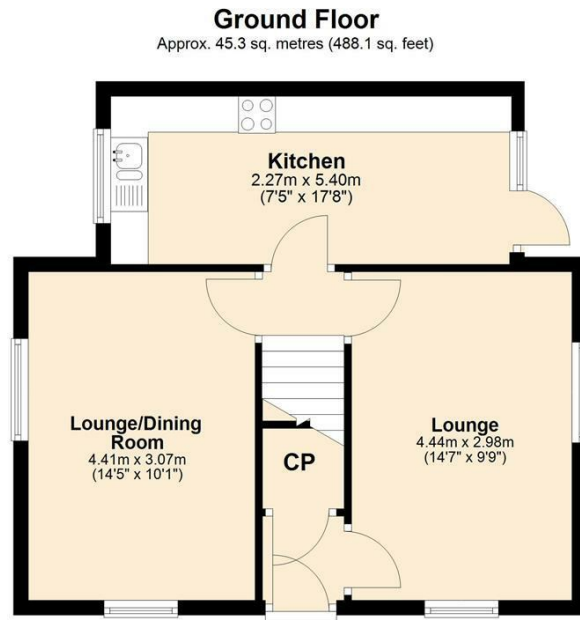
Local Authority: Stratford On Avon District Council

Tenure: Freehold



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Total area: approx. 78.6 sq. metres (845.9 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		83
(81-91) B		
(69-80) C		63
(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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