



CHURCH ROAD

LONG ITCHINGTON CV47 9PW

GUIDE PRICE £350,000
FREEHOLD

Set on a highly desirable road at the heart of the village of Long Itchington, is this well presented three-bedroom semi-detached home. With countryside views and lots of space throughout, this lovely home has much to offer its next owners.

CHURCH ROAD

- 3 Bedrooms • Off Road Parking • Enclosed Garden • Kitchen/Diner • Countryside Views • Conservatory • Gas Central Heating • Double Glazing • Close To Amenities • Good Road Links Nearby



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

At the front of the property, you will find the bright and airy lounge that is flooded with natural light thanks to the bay window overlooking the front of the property, making it a lovely space to relax of an evening.

Leading through to the rear of the home you will find the fully fitted kitchen/diner that's finished with a range of wall and base units and is inclusive of an electric hob, Belfast sink, electric oven, integrated fridge/freezer, dishwasher and washer machine. The kitchen also provides ample space for a family dining table and gives access into the conservatory that overlooks the rear garden.

The conservatory offers great versatility for its next owners and would lend itself to the perfect seating area or children's play room.

The downstairs accommodation also benefits from understairs storage.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is a generous double room located at the front of the home. Bedroom two is a further good sized double room situated at the rear of the property that is complete with built in wardrobes and a cupboard storage.

Bedroom three is a good-sized single room that would also lend itself to the perfect home office or nursery.

Leading outside the home is blessed with an enclosed and private rear garden that is laid mainly to lawn with a patio

area, making it the perfect spot for al fresco dining and entertaining guests in the summer months.

This lovely home also benefits from off road parking for two to three vehicles, gas central heating (boiler installed in Oct 2024, with 7 year warranty and smart 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.

Tenure: Freehold

Council Tax Band: D

EPC: D

Local Authority: Stratford On Avon District Council

Disclaimer

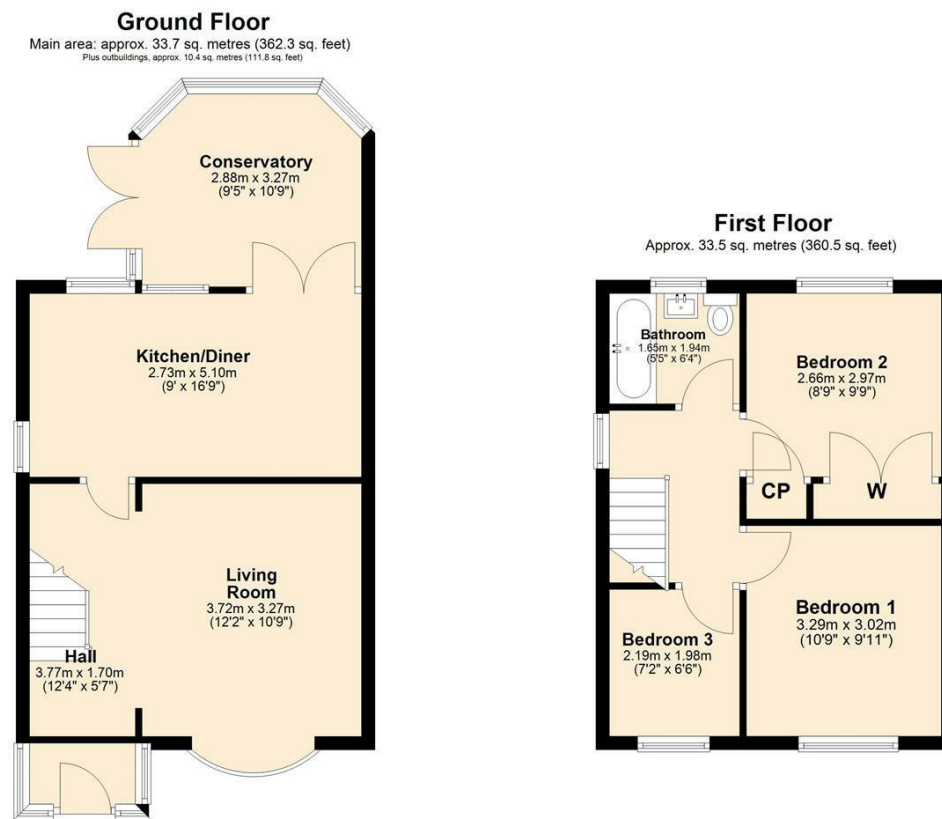
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that 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.



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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	68	
(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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