



THE SIDINGS

BISHOPS ITCHINGTON, CV47 2EJ

OFFERS IN THE REGION OF £269,000
FREEHOLD

Set at the heart of the highly desirable Bishops Hill estate on the outskirts of the village of Bishops Itchington, is this well presented two-bedroom semi-detached property. Spacious throughout and with great road links nearby, this lovely home has much to offer its next owners.

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- 2 Double Bedrooms • Well Presented • Driveway • Downstairs W/C • Desirable Location • Enclosed Rear Garden • Great Road Links Nearby • Close To Amenities



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

At the front of the home, you will find the modern and fully fitted kitchen that is complete with a range of wall and base units and is inclusive of an integrated fridge, freezer, washer/dryer, electric oven, gas hob and dishwasher.

Leading through towards the rear of the property you will find the bright and airy lounge/diner that is flooded with natural light thanks to the French doors that overlook the rear garden. This room offers a fitted storage cupboard and ample space for a separate living and dining area, making it the perfect spot to relax of an evening.

The downstairs accommodation also benefits from a w/c.

Upstairs briefly comprises of two bedrooms and a bathroom.

Both bedrooms are generously sized double rooms that enjoy the luxury of built in wardrobes.

The bathroom is conveniently located between both bedrooms and is complete with a modern tiled suite in keeping with the rest of the home and is finished with a shower over the bath.

Leading outside this attractive property benefits from an enclosed rear garden that is laid mainly to lawn with a patio area making it the perfect spot for alfresco dining and entertaining guests. The garden also provides side access onto the driveway.

This well positioned home also benefits from off road parking for two vehicles, gas central heating and double glazing throughout.

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

Tenure: Freehold

Maintenance Fee: £230 per annum

Local Authority: Stratford On Avon District Council

EPC: B

Council Tax Band: C

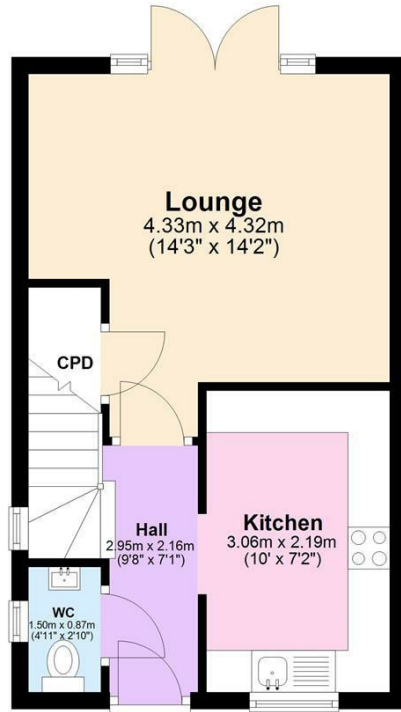


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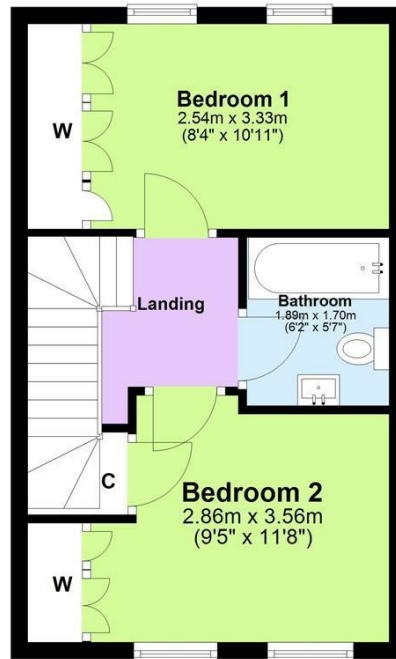
Ground Floor

Approx. 28.4 sq. metres (305.4 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



This plan is for illustrative purposes 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		97
(81-91) B	89	
(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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