



ROPEWAY, BISHOPS ITCHINGTON

CV47 2ED

GUIDE PRICE £325,000
FREEHOLD

Set on the brow of the desirable village of Bishops Itchington, is this well presented three-bedroom semi-detached home. With a lovely finish throughout and lots of amenities close by, this home has much to offer its next owners.

77, ROPEWAY, BISHOPS

- 3 Bedrooms • Off Road Parking • Well Presented • Downstairs W/C • En Suite To Main Bed • Village Location • Close To Amenities • Good Road Links • Enclosed Rear Garden



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

At the front of the property, you will find the bright and spacious lounge that is flooded with natural light, providing the perfect space to relax of an evening.

Situated at the rear 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 inclusive of an integrated gas hob, electric oven, fridge/freezer, dishwasher and washing machine. This well-presented room also benefits from ample space for a dining table and French doors that give access to the rear garden.

The downstairs accommodation also includes a w/c and understairs storage cupboard.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is situated at the rear of the home and is a good-sized double room that enjoys the luxury

of a modern en suite shower room and built in wardrobes.

Bedrooms two and three are both located at the front of the home with bedroom two being a double room and bedroom three a single, that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is fully fitted with a modern, tiled suite and is inclusive of a bath and heated towel rail.

Leading outside, this lovely home is blessed with an enclosed rear garden that is laid mainly to lawn with a patio area that provides the perfect spot for alfresco dining and entertaining guests through the summer months.

This well-presented property further benefits from off road parking for up to two vehicles, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities close by, this home offers rural community living at its finest.

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford Upon Avon District Council

EPC: B

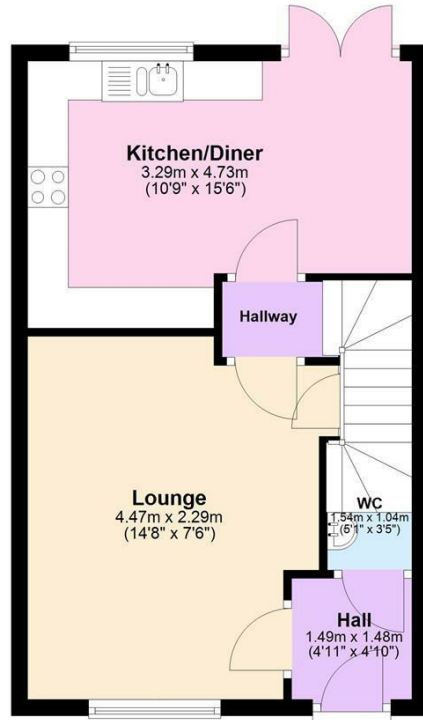
Management Fee: £247.13 per annum

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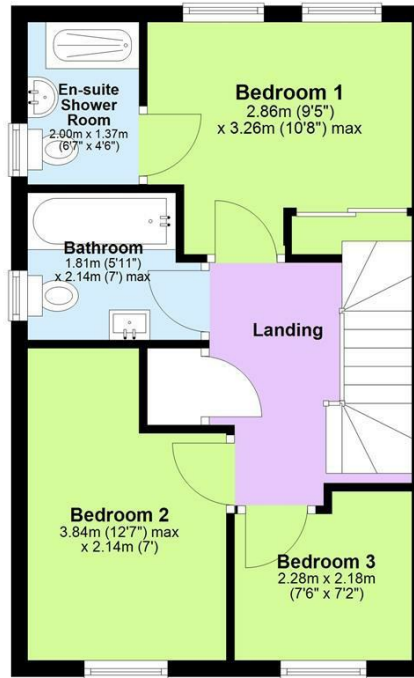
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.4 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		96
(81-91) B	84	
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk