

LEIGH CRESCENT

LONG ITCHINGTON CV47 9QS

GUIDE PRICE £265,000
FREEHOLD

Located on a quiet cul-de-sac on the brow of the desirable village of Long Itchington, this well-presented three-bedroom mid-terrace home is ideally positioned. With canalside walks, local amenities, and excellent road links right on its doorstep, this lovely property has much to offer its next owners.

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• 3 Bedrooms • Kitchen/Diner • Large Garden • Village Location • Perfect First Time Buy • Well Presented • Good Road Links Nearby • Close To Amenities • Canalside Walks



Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway which provides access to all other rooms within the home.

-Located at the front of the property is a bright and airy lounge, flooded with natural light from the front-facing bow window. This cosy space is further enhanced by a feature gas fire.

-Located at the rear of the home and overlooking the garden is a spacious kitchen/diner, fully fitted with a range of wall and base units. The kitchen is complete with an integrated fridge, washing machine, dishwasher, electric oven and hob, and offers ample space for a breakfast table. It also provides direct access to the rear garden.

First Floor:

-The main bedroom is a substantial double room located at the front of the home, featuring an airing cupboard and offering ample space for freestanding furniture.

-The second bedroom is another generously sized double room located at the rear of the house, while the third bedroom is a sizeable single room with built-in storage, making it ideal as a home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and features a modern suite in keeping with the rest of the home. It is fitted with a bath with overhead shower, hand basin, and WC.

Garden and Exterior:

-Leading outside, the home boasts a substantial rear garden, laid to a patio, a raised lawn and a brick built shed, providing the perfect canvas for its next owners to add their own personal touch. This generous outdoor space offers excellent potential for relaxation, entertaining, or family activities.

-This attractive home further benefits from gas central heating, double glazing throughout, a front lawn, and the added convenience of numerous village amenities on its doorstep.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: B

Local Authority: Stratford On Avon District Council

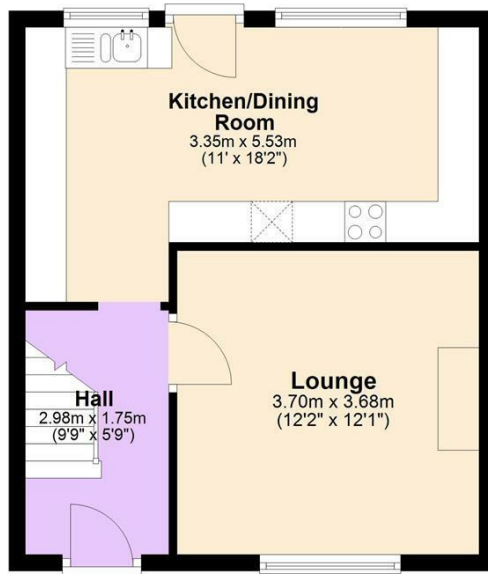


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Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 74.8 sq. metres (804.7 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		
(81-91) B		85
(69-80) C	71	
(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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