



Stockton Road Long Itchington Southam CV47 9QP

for sale
£300,000



Property Description

The popular village of Long Itchington is conveniently located on the A423 for commuting into Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Travel links are excellent, with easy access to the M40, M1, M6 and M69 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services.

Long Itchington has a thriving social and community spirit and offers a Co-op, newsagents, hairdressers, a choice of excellent public houses, Holy Trinity Church, community centre, allotments and a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

Just down the road is the historic market town of Southam which offers rural community living with the advantages of town amenities. Southam has a weekly market and an additional monthly farmer's market selling local produce. The town also offers additional educational facilities in the form of three primary school, Southam College secondary school which is rated outstanding by Ofsted and further afield private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Approach

This accommodation in more detail comprises of a front door, paved path, side gated access, driveway leading to the utility door and lawn to the side of the property.

Entrance Hall

Stairs rising to the first floor, radiator and door to:

Lounge

12' 11" x 11' 6" (3.94m x 3.51m)

Double glazed window to the front aspect, wooden flooring, feature fire place, TV point and a radiator. Opening to the kitchen/diner.

Kitchen/ Diner

19' x 10' 11" (5.79m x 3.33m)

Double glazed window to rear aspect and double glazed door leading out to the rear garden. Fitted with a range of wall and base units with work surfaces over, incorporating one and half bowl stainless steel sink and drainer unit, part tiled walls, integrated electric oven, gas hob inset to work surface and cooker hood over. Space for washing machine, fridge freezer and a radiator.

Utility

Double glazed door to the front aspect, wall and base units with worksurface over, Space for fridge freezer and a washer dryer. Wooden flooring and doors to:

Cloakroom

Fitted with Low level WC and vanity wash hand basin,

Salon

19' 6" x 7' 11" (5.94m x 2.41m)

Double glazed window to the rear and side aspect with single double glazed door leading out to the rear aspect. Wooden flooring and radiator.

First Floor Landing

Double glazed window to the side aspect. Radiator, access to loft space and doors to:

Bedroom One

13' 2" x 9' (4.01m x 2.74m)

Double glazed window to the rear aspect. Carpeted and a radiator.

Bedroom Two

13' 3" x 11' 9" (4.04m x 3.58m)

Double glazed window to the front aspect, carpeted floor and a radiator.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window to the front aspect, carpeted floor and a radiator.

Family Bathroom

Double glazed window to the side aspect. Fitted suite with large wall in shower, vanity wash hand basin and low level WC, extractor fan, full tiled walls, heated towel rails and Vinyl flooring.

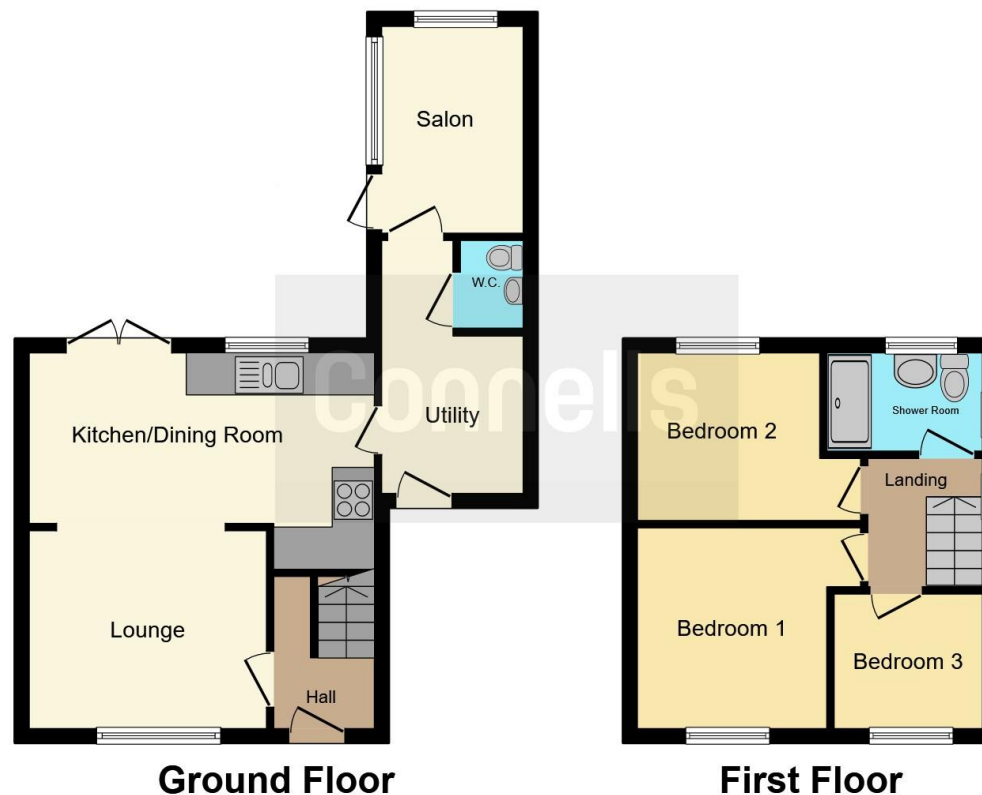
Rear Garden

Timber fenced garden with gated access, a large patio adjacent to the property with steps leading to lawn area and flower beds.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01926 815500
E southam@connells.co.uk

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 SOUTHAM CV47 0EA

EPC Rating: D

Tenure: Freehold

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