



Fisher Road Bishops Itchington Southam CV47 2RE

for sale
£250,000



Property Description

Set within the highly desirable village of Bishops Itchington, is this three-bedroom terraced property offered for sale with no chain. In need of modernisation, whilst offering excellent potential, this property is not to be missed!

Living accommodation is set over three floors, beginning with; an entrance porch, spacious lounge, separate kitchen/diner and a conservatory.

On the first floor there are two bedrooms and a family bathroom, with a further bedroom positioned on the second floor.

Externally this home benefits from a good size garden with brick built shed.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Approach

Via pathway leading to the front door.

Entrance Porch

With a door leading into the lounge.

Lounge

12' 11" x 13' 11" (3.94m x 4.24m)

Spacious lounge with stairs rising to the first floor and consisting of a feature fire place, an electric storage heater, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

13' x 13' 11" (3.96m x 4.24m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and comprising tiled flooring, an electric storage heater, a double glazed window to rear elevation and a door to the conservatory.

Conservatory

8' x 13' (2.44m x 3.96m)

UPVC and brick construction with tiled flooring, windows to side and rear elevation and a door leading to the rear garden.

First Floor Landing

The stairs lead from the lounge. With an electric storage heater, doors to bedrooms one and two as well as the family bathroom and a spiral staircase leading to the second floor.

Bedroom One

13' x 14' (3.96m x 4.27m)

Double bedroom with an electric storage heater and a double glazed window to front elevation.

Bedroom Two

9' 1" x 6' (2.77m x 1.83m)

Having a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath and a low level W/C. With a double glazed window to rear elevation.

Second Floor

Bedroom Three

13' 11" x 17' (4.24m x 5.18m)

Benefitting from storage into the eaves, a built-in cupboard, an electric storage heater and a skylight to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a brick built shed.

Parking

On street parking.

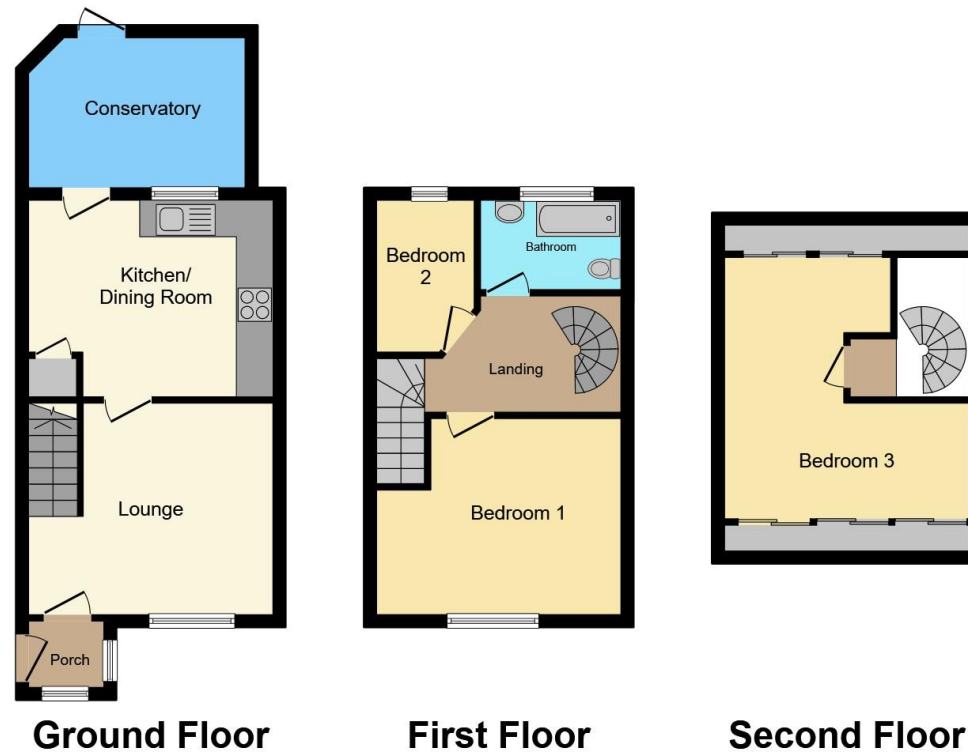
Agent's Note

We understand from our seller that the property has had a historic loft conversion. Connells do not hold copies of the relevant building certificates and would advise to enquire with your conveyancer for further information.









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.propertybox.io

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EPC Rating: F Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STH105032



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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