



Long Itchington Road, Leamington Spa, CV33 9AU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This three bedroomed terraced cottage is believed to be a former agricultural worker's cottage and occupies a very generous plot with a large garden to the rear.

The property offers scope for modernisation and refurbishment and has the added benefit of being sold with no onward chain. The cottage benefits from parking accessed from Welsh Road at the rear, with the property as a whole presenting an exceptional opportunity for a purchaser to modernise and re-model to a personal design and specification.

The accommodation comprises - Entrance hall, living room, kitchen and ground floor w.c. To the first floor there are three bedrooms and a shower room.

The property is on the fringes of the village of Offchurch which has the facilities of a church, village hall and a particularly well regarded public house and is positioned just 3.5 miles out of the town centre of Leamington Spa which offers a wide range of cafes, restaurants, supermarkets and retail outlets. The town of Southam is just 6 miles away whilst the centre of Coventry is approximately 10 miles away. The Fosse Way is less than 1/2 mile away which provides links to the M40 and the Jaguar Land Rover facility, which is approximately 8 miles away.

The popular villages of Radford Semele and Cubbington are just a short drive away and have a good range of amenities including schools and shops.



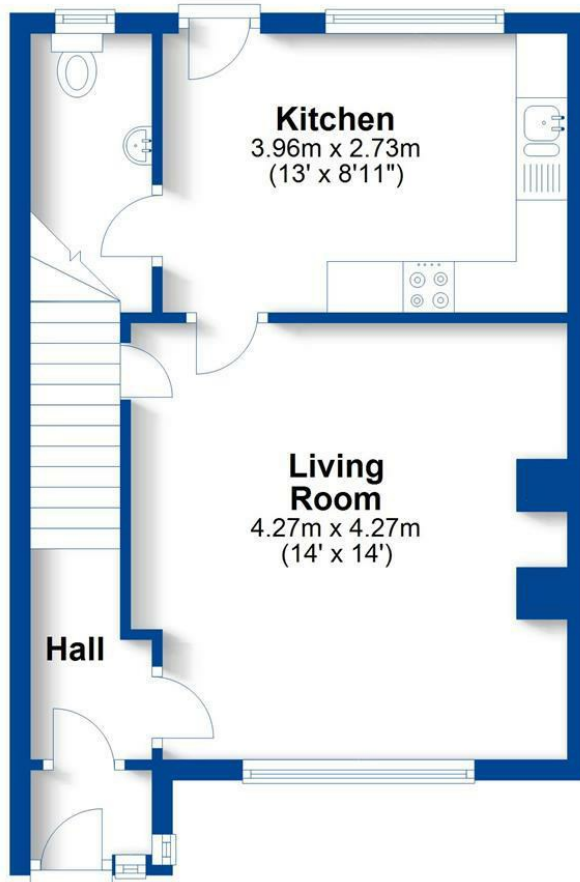






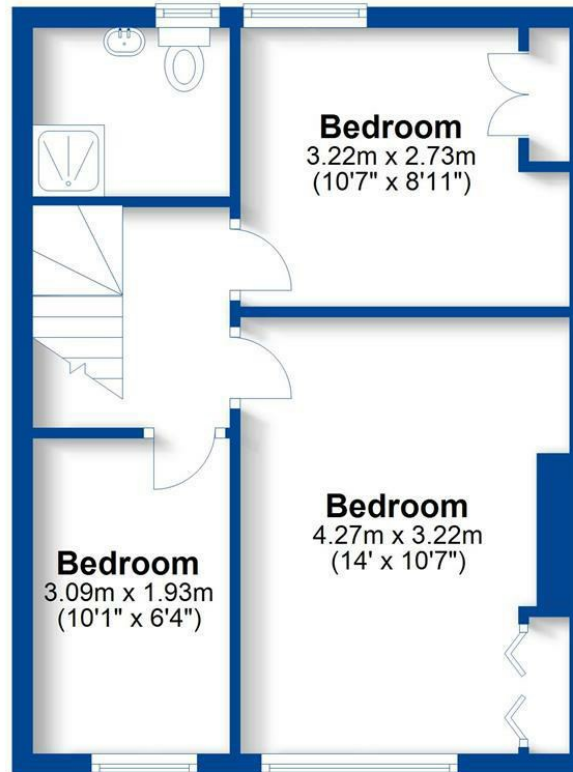
## Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



## First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
Property of Sheldon Bosley Knight not to be reproduced

## Key Features

- Character terraced cottage
- Three bedrooms
- Wonderful gardens
- Large plot
- Requires modernisation
- Sought after location close to Offchurch village and Radford Semele
- Living room, kitchen
- Parking
- No Chain

**Guide Price**  
**£395,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee