



51 Starbold Road, Southam, CV47 2TQ

Guide Price £260,000

charlesrose.

This conveniently positioned modern mid terraced property is located in the heart of the sought after village of Bishops Itchington. The property benefits with having no onward chain and offers the potential for prospective buyers to simply move in and enjoy the quiet location. It is presented beautifully throughout having been maintained to a lovely standard by the previous owner. Upon entry the welcoming entrance with access to a ground floor wc also gives way to a spacious living / room, breakfast kitchen with access to a separate utility room and in turn store room. The first floor offers two good sized double bedrooms; both with fitted wardrobes, a smaller third bedroom and a family bathroom. Externally there is a front fore garden leading to the front door. To the rear there is a private enclosed rear garden mainly laid with paving and pebbles and having mature stocked borders,

LOCATION

Starbold Road is in the heart of the village of Bishops Itchington of which offers an array of local amenities and local schooling. The property is a short stroll from these amenities and all in all well placed to take advantage of the major road networks close by and also not far from Southam, Leamington and other local towns.

ON THE GROUND FLOOR

Entrance Hallway

This welcoming entrance has timber flooring and a staircase leading up to the first floor. Doors lead off to the ground floor cloak room, living room and kitchen.

Living / Dining Room

25'5" x 11'6" (7.76m x 3.51m)

This spacious living dining room offers an abundance of natural light due to the dual aspect on offer. This is plenty of space on offer for both seating and dining.

Kitchen

10'2" x 8'8" (3.11m x 2.66m)

This well presented breakfast kitchen offers an array off storage within the timber effect wall and base units, complementary work surfaces and tiled splash backs. There is an integrated oven, hob and extractor and spaces / plumbing for a washing machine and dishwasher. A door leads into the utility room to the rear.

Utility Room 6'3" x 4'10" (1.92m x 1.48m)

This handy utility space with extra room for further white goods. There is also a door leading into a handy storage room.

Cloakroom / WC

Leading off the entrance hallway, this ground floor cloak room offers a modern white suite including WC and wash hand basin with tiled splash backs.

ON THE FIRST FLOOR

Landing

With loft access point and access to the airing cupboard. Doors lead you into all rooms on this level.

Bedroom One 14'4" x 11'6" (4.39m x 3.51m)

This large double bedroom is located to the front of the property and offers a lovely bright aspect with the floor to ceiling window and lovely neutral decor.

Bedroom Two 14'2" x 11'6" (4.32m x 3.51m)

A further good sized double bedroom, once again benefitting with lots of natural light due to the large window overlooking the gardens.

Bedroom Three 7'4" x 7'2" (2.24m x 2.20m)

A good sized third bedroom located to the rear aspect.

Bathroom

8'8" x 5'8" (2.66m x 1.74m)

A good sized bathroom with a large walk in shower, wc and wash hand basin.

OUTSIDE

Front

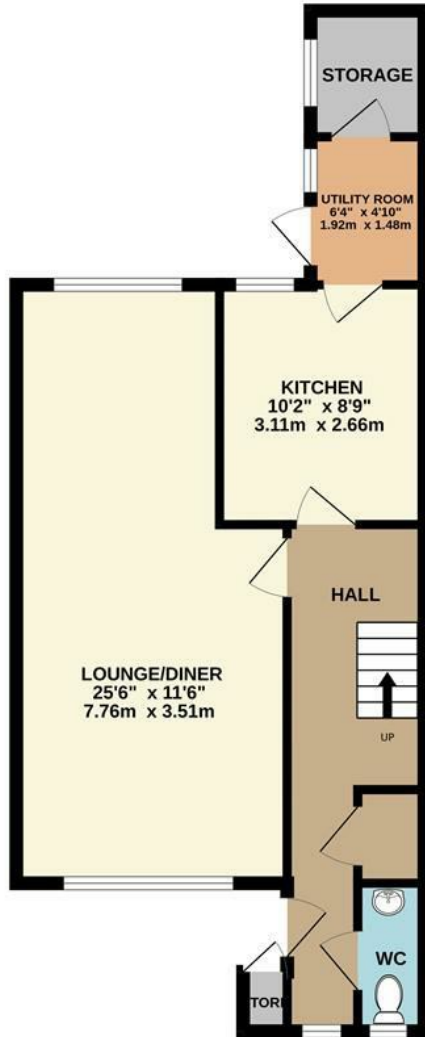
There is a charming front garden with pathway leading to the main front door.

Rear

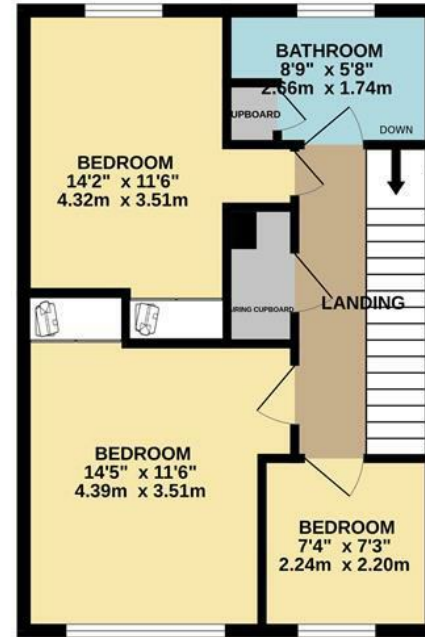
This lovely enclosed private rear garden has been well maintained offering a tranquil area to enjoy those sunny evenings. The gardens are mainly laid with paving and pebbles and the borders have been stocked with mature planting.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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