



Flat 4 Church Road

Long Itchington **CV47 9PG**

Guide Price £200,000

Flat 4 Church Road

Long Itchington

Being attractively positioned just a short distance from Long Itchington village green, this is a rare opportunity to purchase an affordable two bedroomed first floor flat within a particularly popular village. The gas centrally heated and double glazed accommodation is of an interesting design with a spacious lounge, off which access is gained to a modern kitchen/breakfast room and the principal bedroom. Also having a second bedroom and bathroom with white suite including a corner bath, this is an unusual and characterful flat that is well placed to take full advantage of the numerous facilities on offer in Long Itchington village.

LOCATION

The village of Long Itchington is situated to the west of Leamington Spa and is a popular and well regarded village well known for its sense of community and its good range of village amenities which include a village primary school and numerous public houses. The focal point of the village is the village green and duck pond with some of the village pubs enjoying canalside locations, whilst the village is also particularly well placed for access to numerous towns and links to the Midland motorway network.

ON THE GROUND FLOOR

Panelled style entrance door opening into:-

ENTRANCE HALLWAY

With central heating radiator,

storage with louvre doors fronting, oak laminate flooring and door to:-

KITCHEN/BREAKFAST ROOM

3.66m x 2.13m (12'0" x 7'0")

The kitchen area being fitted with a range of contemporary units in a black gloss finish with brushed chrome door furniture comprising stylish single drainer sink unit by Franke with mixer tap, various base cupboards and coordinating wall cabinets, inset four burner gas hob with concealed filter hood over and electric oven below, space for further appliances, ceramic tiled splashbacks to black granite effect worktops, part tiled floor and part oak laminate flooring, UPVC double glazed window and wall mounted gas fired boiler and wall mounted air conditioning unit. There is through access from the kitchen/breakfast room to:-

LOUNGE

4.83m x 4.55m (15'10" x 14'11")

With feature beams, UPVC double glazed window, central heating radiator and double doors giving access through to:-

BEDROOM ONE

3.76m x 2.87m (12'4" x 9'5")

With built-in wardrobing to one side, UPVC double glazed window, central heating radiator and door to substantial and useful walk-in storage cupboard.

BEDROOM TWO

3.05m x 1.91m (10'0" x 6'3")

With laminate flooring, UPVC double glazed window, roof light and central heating radiator.

BATHROOM

With white fittings comprising corner bath, wash hand basin, low level WC, splash boarding around the back, central heating radiator, roof light and wood floor with inset lighting.

Features

First Floor Flat

Characterful Village Location

Lounge

Kitchen/Breakfast Room

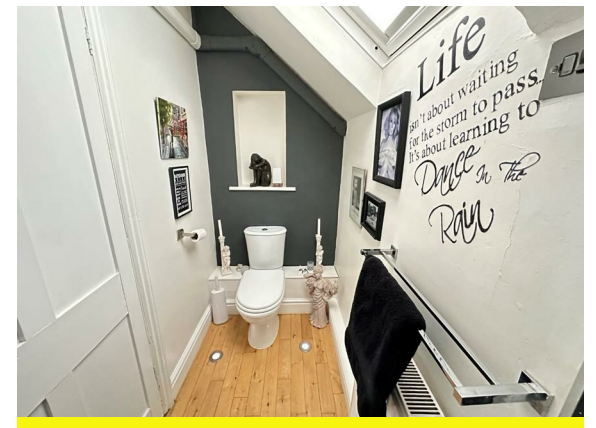
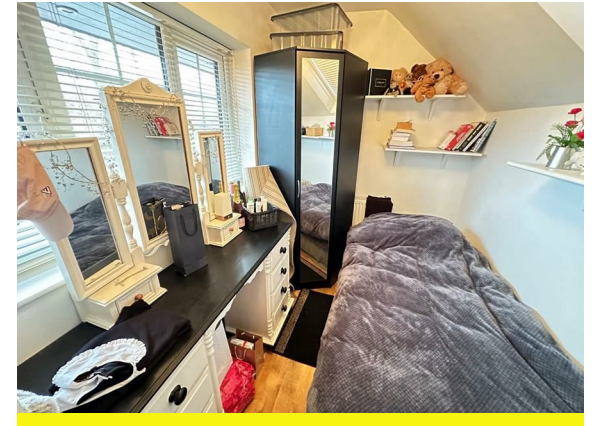
Two Bedrooms

Bathroom

Small Forecourt

Gas Central Heating





Floorplan



Total area: approx. 62.0 sq. metres (667.5 sq. feet)

General Information

Tenure

Leasehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band A - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	72
	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com