

WILCOX CLOSE, BISHOPS ITCHINGTON CV47 2YT



Attractive three bedroom detached property for sale in the popular village of Bishops Itchington.

- Three Bedrooms
- En-Suite, Family Bathroom and Guest wc
 - Sitting Room
 - Breakfast Kitchen
 - Conservatory
- Garage, Carport and Driveway Parking
 - Front and Rear Gardens
 - Move in Ready Condition
 - Popular Village Location
 - EPC - C

3 BEDROOMS

GUIDE PRICE £350,000

Situated in an appealing semi-rural location, this three bedroom detached property would make a great starter home or for those looking to downsize, and the property offers a good level of accommodation throughout.

Briefly comprising: entrance hall, guest wc, sitting room, breakfast kitchen and conservatory on the ground floor.

To the first floor the main bedroom is serviced by en suite shower room, there is a further double and single bedroom, and a family bathroom.

To the front of the property, there is a driveway with carport allowing off road parking for several vehicles plus a single garage. The appealing and private rear garden offer outside space to enjoy, having a raised deck seating area.

The village offers a local pub, shops including a post office, preschool nursery and a primary school.

The towns of Leamington Spa, Warwick and Stratford upon Avon, and the market town of Southam are all within easy reach. The location provides easy access to the M40 (Birmingham, Oxford, London). Excellent main line rails services to London can be accessed via Leamington Spa/Banbury to Marylebone.

Details in full.

Frontage

To the front of the property there is a tarmac drive which provides off road parking for a number of cars and gives access into the garage. Part of the drive is covered by a carport and there is a paved path that leads to the front door.

The remaining front garden is mainly laid to lawn, with some established shrubs.

Entrance

Stepping into the entrance hall via a partial obscure glazed front door, the entrance hall has a coir entrance mat and wood effect flooring, obscure glazed window to side elevation, light point to ceiling, a radiator and carpeted stairs to first floor landing.

Guest W/C 3'6" x 6'10" (1.079 x 2.094)

maximum measurements

Having a low level flush w/c, countertop wash hand basin with open shelf below and tile backsplash, obscure glazed window to front elevation, a radiator, light point to ceiling and continuation of the wood effect flooring.

Sitting Room 12'0" x 15'1" (3.681 x 4.622)

maximum measurements

This generous and inviting room has a feature living flame gas fireplace with wooden surround and mantle, window to front elevation, carpet to floor, light point to ceiling and a radiator.

Breakfast Kitchen 15'8" x 8'0" (4.794 x 2.449)

Having a range of modern white base and wall units, integrated Indesit dishwasher, integrated Beko washer/dryer, freestanding Hotpoint cooker with extractor hood above, one and a half bowl stainless steel sink set into worksurface with tile backsplash, integrated fridge/freezer, access to under stair storage cupboard, vinyl flooring, two light points to ceiling, a radiator, window overlooking the rear garden and double patio doors give access into the conservatory.

The Worcester combi boiler is also housed in here, which is approx 3 years old and has been regularly serviced.

Conservatory 8'2" x 10'11" (2.504 x 3.334)

Having windows to side and rear elevations, double patio doors give access out to the rear garden, tiled floor, wall mounted light point and a number of electric sockets.

First Floor Landing

Returning to the entrance hall, carpeted stairs lead up to the first floor landing. Having light point and access to loft void to ceiling, the old airing cupboard has slated shelves. The loft is boarded and has a light.

Bedroom One 8'10" x 10'4" (2.706 x 3.153)

Located at the front of the property and having a run of built in wardrobes and other bedroom furniture, window to front elevation, light point to ceiling, carpet to floor and a radiator.

En-Suite 7'0" x 4'5" (2.139 x 1.351)

maximum measurements

Servicing the main bedroom with a walk in shower cubicle, low level flush wc, pedestal wash hand basin, vinyl flooring, recessed spotlights to ceiling, chrome wall mounted heated towel rail and obscure glazed window to front elevation.

Bedroom Two 9'5" x 8'5" (2.883 x 2.578)

Located at the rear of the property and having window to rear elevation, wood effect flooring, light point to ceiling and a radiator.

Bedroom Three 8'4" x 6'1" (2.558 x 1.870)

Located at the rear of the property and having window to rear elevation, carpet to floor, light point to ceiling and a radiator.

Family Bathroom 6'0" x 6'0" (1.834 x 1.843)

Having a modern white suite comprising: panelled bath with shower over and tile surround, low level flush wc, pedestal wash hand basin, chrome wall mounted heated towel rail, shaver socket, obscure glazed window to side elevation, recessed spotlights to ceiling and vinyl flooring.

Rear Garden

Stepping out from the conservatory there is a paved path that leads out onto the drive, as well as continuing to the end of the garden. This fully enclosed garden has a private raised deck area with a timber frame pergola, and the remaining garden is mainly laid to lawn with established flowering borders.

Garage 17'2" x 8'5" (5.247 x 2.582)

This is one of the rare few that a modern car can actually fit inside. Accessed from the drive via an electrical roller door, or from the garden via a pedestrian door. The space has been plastered and painted and benefits from having light and power.

Council Tax

We understand the property to be in Band D

Viewing

Strictly by appointment through Hawkesford

Additional Notes

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Fixtures

Only those mentioned within these particulars are included in the sale price.

Services

All mains services are believed to be connected.

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Sales Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Financial Advice

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

Surveys

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

Disclaimers

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.

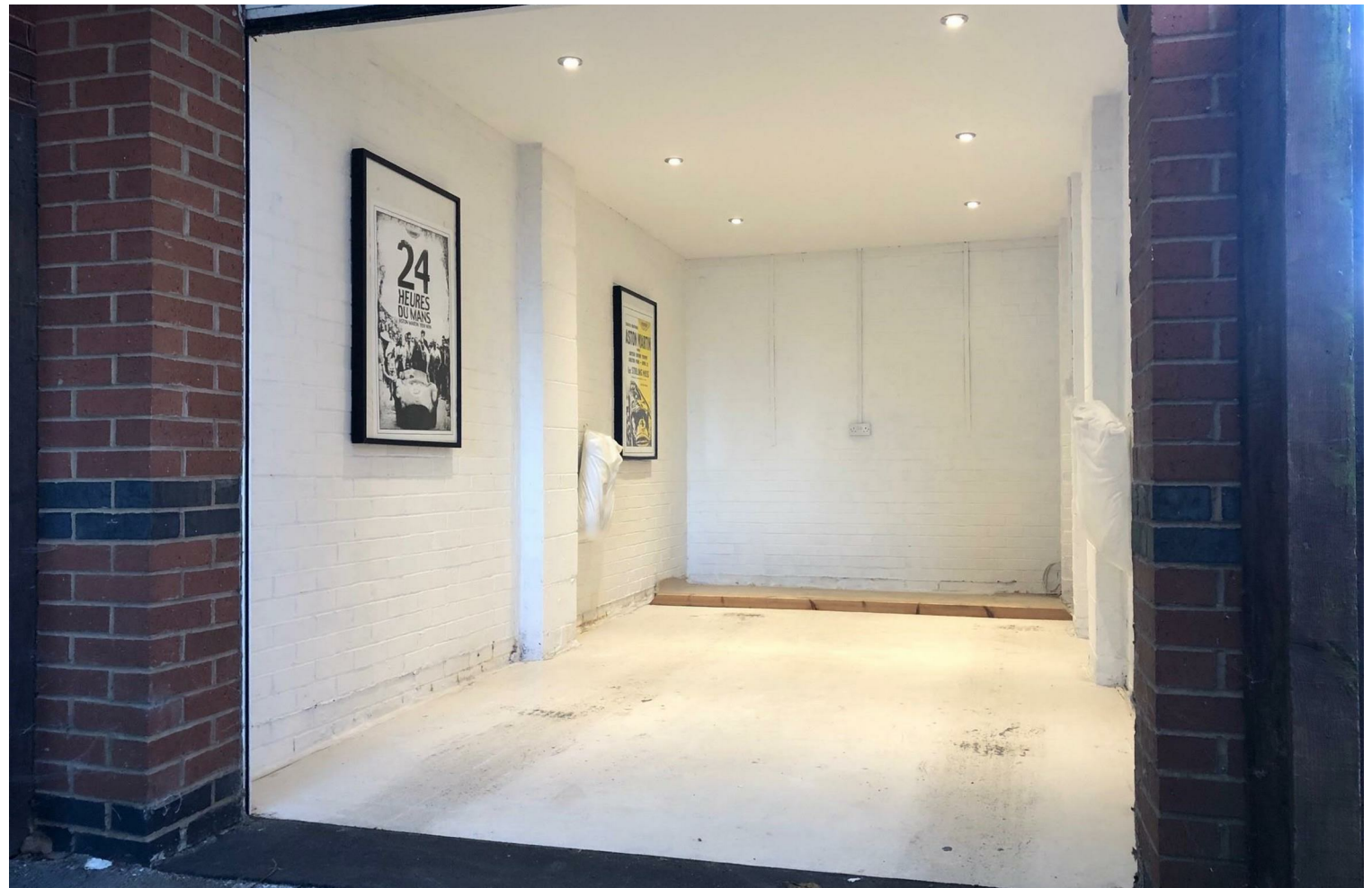


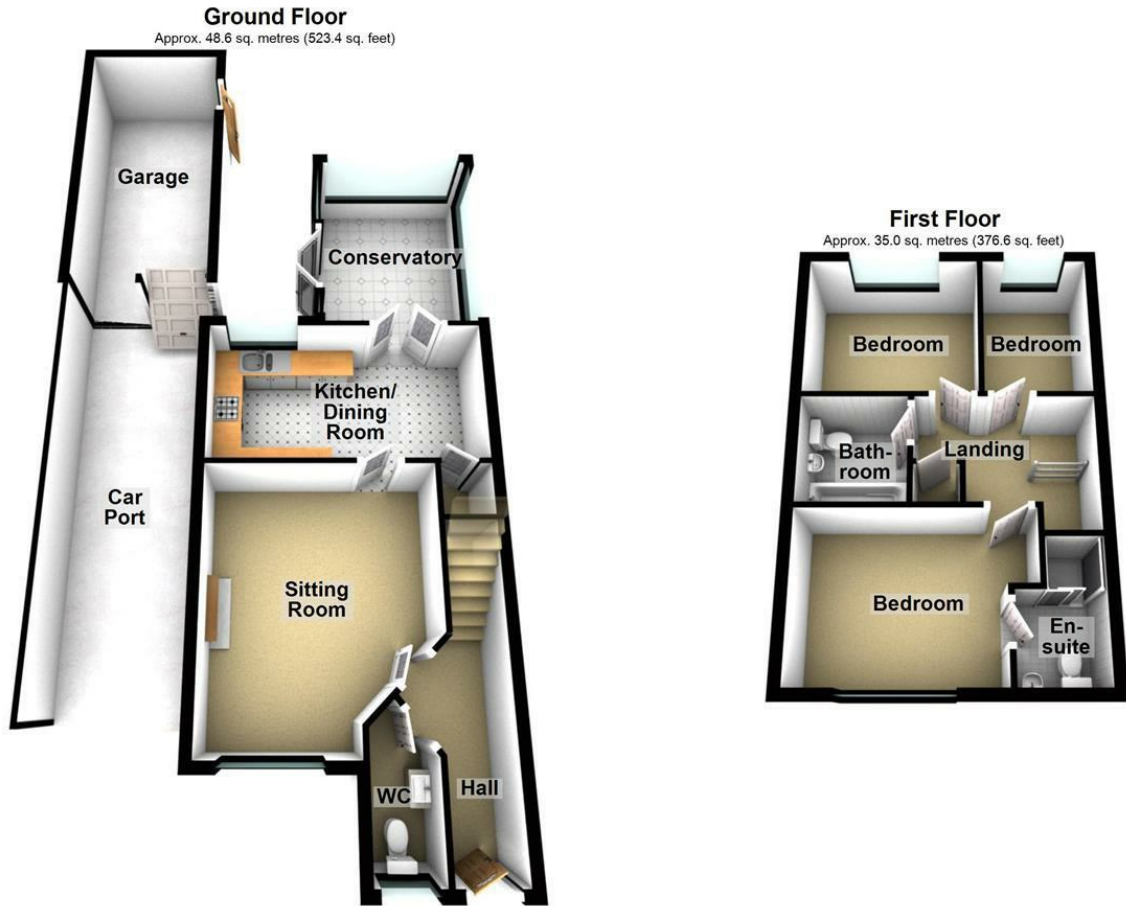












Total area: approx. 83.6 sq. metres (900.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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