



Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

Thank you for your attention to this –
we're excited to take the next step with you!

 insidehomes

Your Property Description

Set within the desirable and well-connected village of Bishop's Itchington, this well-presented two-bedroom end-of-terrace home offers a wonderful opportunity for a range of buyers. With a wealth of amenities on its doorstep and excellent road links nearby, this lovely home has much to offer its next owners.

Ground Floor:

- Upon entering the property, you are welcomed into the entrance hallway, which provides access to all other rooms within the home and creates a bright and inviting first impression.
- Located at the front of the home is the modern and fully fitted kitchen, which is equipped with a range of wall and base units and finished with an integrated electric oven, gas hob and fridge/freezer, along with space for a freestanding washing machine. This stylish and practical kitchen provides everything needed for modern day living.
- Leading through to the rear of the home is the spacious lounge/diner, offering ample room for both separate living and dining areas. The room benefits from a useful storage cupboard and French doors providing direct access to the rear garden, creating a bright and versatile space.
- The downstairs accommodation also benefits from a convenient guest WC, adding further practicality to the ground floor.

First Floor:

- The main bedroom is situated at the rear of the home and offers generous double accommodation. Bedroom two is a further well-proportioned double room, benefiting from a useful over-stairs storage cupboard.

Your Property Description Continued ...

- The main bathroom is conveniently located between both bedrooms and is fully fitted with a modern tiled suite. The room is finished with a shower over the bath, WC and hand basin, creating a stylish and practical space.

Garden, Exterior & Further Property Information:

- Leading outside, the home is blessed with a private rear garden, laid mainly to lawn and complemented by a patio area, providing an ideal space for outdoor seating and entertaining. The garden also benefits from a useful garden shed, offering additional storage.
- This lovely home also benefits from allocated off-road parking for one vehicle, along with the use of a visitor parking space. Further features include gas central heating and double glazing throughout.
- Surrounded by the beautiful South Warwickshire countryside, and with a wealth of amenities and excellent road links nearby, this lovely home offers the perfect combination of peaceful rural surroundings and convenient village living.

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: C

Stratford On Avon District Council

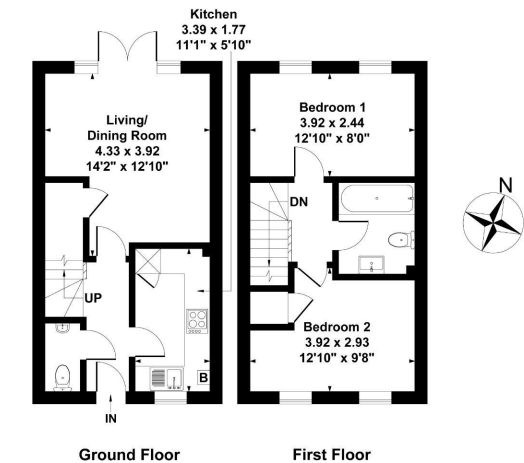
Maintenance Fee: £283.54 per annum

Your Property Photos



Please note: This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

Floorplan:



Ground Floor Approx Area = 29.52 sq m / 318 sq ft
First Floor Approx Area = 29.52 sq m / 318 sq ft
Total Area = 59.04 sq m / 636 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

www.focuspointhomes.co.uk

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

EPC Graph:



The following EPC graph (obtained via the gov.uk website) will be displayed on your marketing material and is a legal requirement.

Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Justin, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at justinw@insidehomeslimited.co.uk

 insidehomes