





PORTLAND WAY

BISHOPS ITCHINGTON, CV47 2EG

GUIDE PRICE £265,000

FREEHOLD

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.

PORTLAND WAY

• Two Double Bedrooms • Guest W/C • Off Road Parking • Village Location • Great First Time Buy • Well Presented Home • Enclosed Rear Garden





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.

-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 shared 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

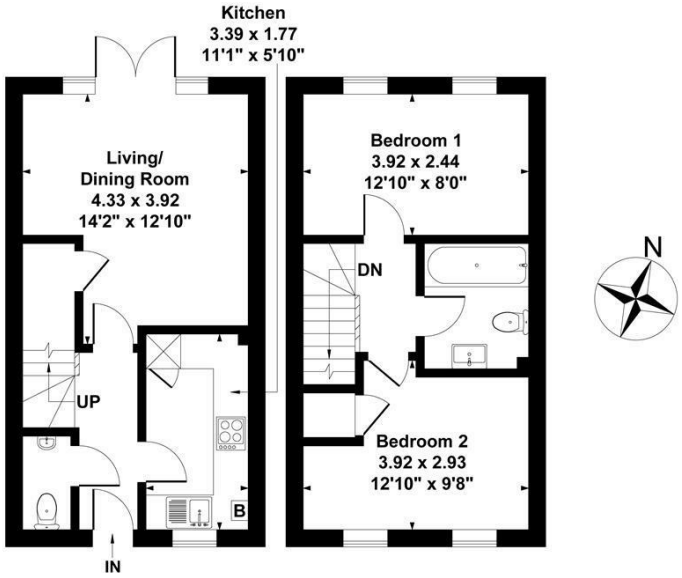
PORTLAND WAY









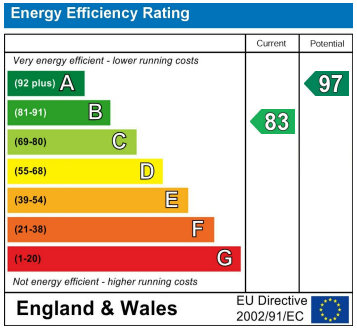


Ground Floor Approx Area = 29.52 sq m / 318 sq ft
First Floor Approx Area = 29.52 sq m / 318 sq ft
Total Area = 59.04 sq m / 636 sq ft

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

www.focuspointhomes.co.uk





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk