



SOUTHAM ROAD

LONG ITCHINGTON, CV47 9QL

GUIDE PRICE £340,000

FREEHOLD

Set in the heart of the sought-after village of Long Itchington, this spacious and highly versatile three-bedroom semi-detached home offers excellent potential throughout. Ideally positioned with great road links nearby, this lovely property has much to offer its next owners and is an exciting opportunity for those looking to create a wonderful family home.

SOUTHAM ROAD

• Versatile Home • Garage • Off Road

Parking • Office • Separate Dining

Room • Utility • Three Bedrooms • Village

Location • Close To Amenities • Great Road

Links Nearby



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Ground Floor:

-Upon entering the property, you are welcomed into a central porch, which leads through to a spacious entrance hallway. The hallway provides access to all other rooms within the home and creates a bright and welcoming first impression.

-Situated at the front of the home, you will find the spacious and bright, airy lounge. Flooded with natural light, this inviting reception room is further enhanced by a feature fireplace, creating a warm and welcoming focal point.

-The kitchen overlooks the rear garden and is fitted with a range of wall and base units, complemented by an integrated electric oven and hob, along with freestanding space for additional white goods. The kitchen also benefits from access to a substantial fitted pantry cupboard, providing excellent additional storage.

-Conveniently positioned off the kitchen, the utility room provides useful additional storage and houses the boiler. The room also benefits from internal access into the garage, adding to the practicality and versatility of the home.

-To the rear of the property is a versatile office, which could also lend itself perfectly to a children's playroom. This flexible space seamlessly flows through to an extension, providing a separate dining room with direct access to the rear garden, making it an ideal area for both family life and entertaining.

-The downstairs accommodation also benefits from a convenient guest WC, adding further practicality to the ground floor.

First Floor:

-At the front of the home, you will find the generously sized main bedroom, offering excellent proportions and ample space for a range of furnishings.

The room benefits from triple built-in wardrobes, providing plenty of useful storage.

-Bedroom two is situated at the rear of the home and offers further generous double accommodation. The room also benefits from a built-in wardrobe.

-Bedroom three is a good-sized single room, offering a versatile space that could also lend itself perfectly to a home office or nursery, depending on the needs of the new owners.

-The family shower room is fitted with a tiled suite comprising a shower cubicle, hand basin and WC, providing a practical and well-appointed space for the household.

Garden, Exterior and Further Property Information:

-Leading outside, the rear garden is laid mainly to lawn and features a patio area, providing an ideal space for outdoor seating and entertaining. The garden is further complemented by two garden sheds and a greenhouse, offering excellent additional storage and versatility.

-This lovely home also benefits from a garage, ideal for storage, along with off-road parking. Further features include gas central heating and double glazing throughout, adding to the comfort and practicality of the property.

-This exciting home is surrounded by the beautiful South Warwickshire countryside, while benefiting from a wealth of amenities on its doorstep. The property offers the perfect blend of rural surroundings and community living, making it an ideal setting for those seeking a peaceful yet well-connected lifestyle.

Important Property Information:

Tenure: Freehold

EPC:D

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Please Note: The sellers advise that approximately six years ago, the garage was partially affected by flooding due to an issue with a drain maintained by Severn Trent. The issue was subsequently fully resolved, and the sellers confirm that there has been no recurrence since.

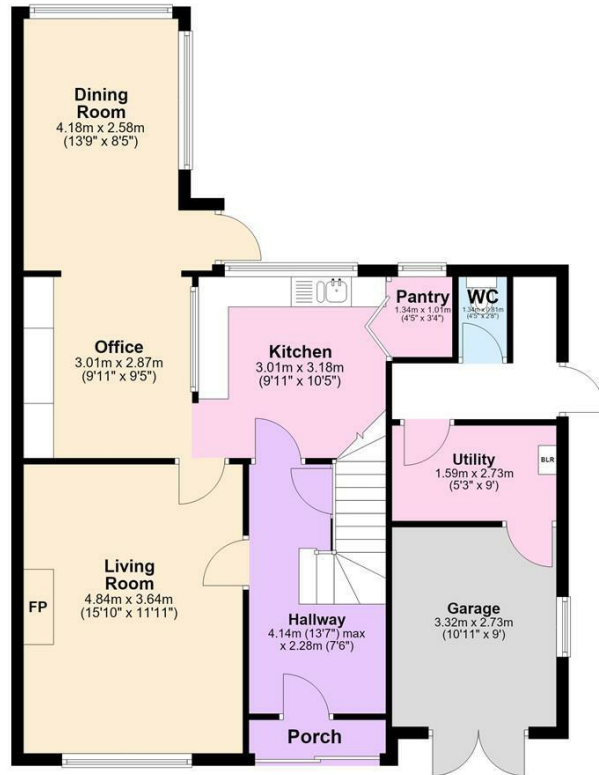


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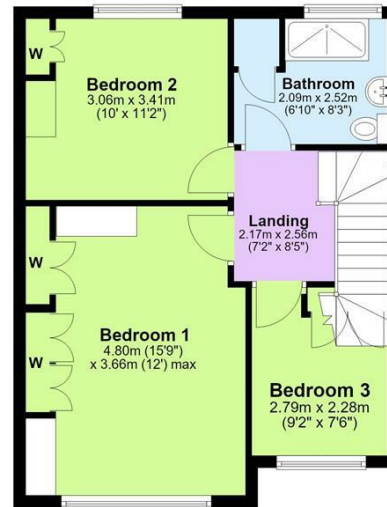
Ground Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 128.8 sq. metres (1385.9 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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	EU Directive 2002/91/EC	

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

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