



Connells

Fisher Road
Bishops Itchington Southam

Fisher Road Bishops Itchington Southam CV47 2RE

for sale
£310,000



Property Description

Set within the highly desirable village of Bishops Itchington, is this three-bedroom semi-detached property. Well-presented and spacious throughout, this lovely home has been lovingly maintained by the current owner.

Beginning with; a welcoming entrance hallway, downstairs cloakroom, lounge, separate dining room and fitted kitchen.

Upstairs there are three well-proportioned bedrooms and a four piece suite bathroom.

Externally this home benefits from a generous driveway, charming rear garden and a garage.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip take-away, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities and a

Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and Blue Butterfly Community Cafe

Approach

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Having solid wood flooring, a radiator, ceiling spotlights and a radiator.

Downstairs Cloakroom

Fitted with a wash hand basin, a low level W/C, a radiator, an extractor fan, solid wood flooring and a double glazed window to front elevation.

Lounge

21' 1" x 11' 11" (6.43m x 3.63m)

Spacious, light and airy lounge consisting of a log burner, solid wood flooring, a radiator, ceiling spotlights, a double glazed window to front elevation and a velux window.

Dining Room

12' x 12' (3.66m x 3.66m)

Having solid wood flooring, a radiator and sliding patio doors leading to the garden.

Kitchen

7' x 11' 10" (2.13m x 3.61m)

Fitted with wall and base units with

complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white goods and comprising ceiling spotlights, tiled flooring and a double glazed window and door to rear elevation.

First Floor

Landing

The stairs lead from the hallway. Having a built-in cupboard, access to the loft and doors to all bedrooms and the bathroom.

Bedroom One

9' 10" x 11' (3.00m x 3.35m)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to front elevation.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

8' x 7' 1" (2.44m x 2.16m)

Benefitting from built-in wardrobes, a radiator and a double glazed window to front elevation.

Bathroom & Shower Room

Four piece suite fitted with a wash hand basin with vanity unit, bath, corner shower and a low level W/C. Having fully tiled walls, a heated towel rail, an extractor fan, ceiling spotlights and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. With two decking areas, planted flower beds with easy access to water and gated side access.

Parking

Block paved driveway providing ample off road parking.

Garage

17' x 8' (5.18m x 2.44m)

Having power, light, water and an up and over door.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105017



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH105017 - 0007