3 Orchard Close, Bishops Itchington, Southam, CV47 2QS

- Sought after village location in Bishops Itchington
- Well presented three bedroom home
- Modern fitted kitchen
- Downstairs cloakroom
- Beautifully maintained tiered rear garden backing onto school playing field
- Driveway providing off road parking
- Partially converted garage offering versatile space
- Conveniently located within village amenities aswell as within easy reach of motorway connections

3 1 1

£335,000

ACCOMMODATION

Entry through the front door into the porch which has window to the side and obscured window to the living-dining room and door into the garage. The garage has space for storage, up and over door and the cloakroom. The cloakroom comprises of wc, wash hand basin with vanity unit, extractor fan and electric radiator. The living room offers window to the front aspect, electric fireplace and surround, two wall mounted radiators, stairs rising to first floor landing, doors to the garden and windows overlooking the garden. The kitchen has a range of wall and base units, multiple integrated appliances including: microwave, oven, warming drawer, wine fridge, fridge, dishwasher, induction hob and extractor fan. Wall mounted boiler, window to the rear and door into the garden. The First floor landing has access to all bedrooms and bathroom, with access to the loft and useful storage cupboard. The primary bedroom offers two built in cupboards, wall mounted radiator and window to the front. Bedrooms two and three both have built in cupboard, a radiator and windows overlooking the rear garden. The family bathroom has shower cubicle, bath, heated towel rail, wc, wash hand basin with vanity unit and obscured window to the front aspect.

OUTSIDE

The rear garden has been lovingly maintained, with an array of plants, tree's and flowers throughout. The rear garden is in multiple tiers, including outside tap, electrical sockets, awning, patio area, wall lights, greenhouse, water feature fountain and with the added benefit of the privacy provided by backing onto the school playing field. To the front is a driveway with parking for 2 cars.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

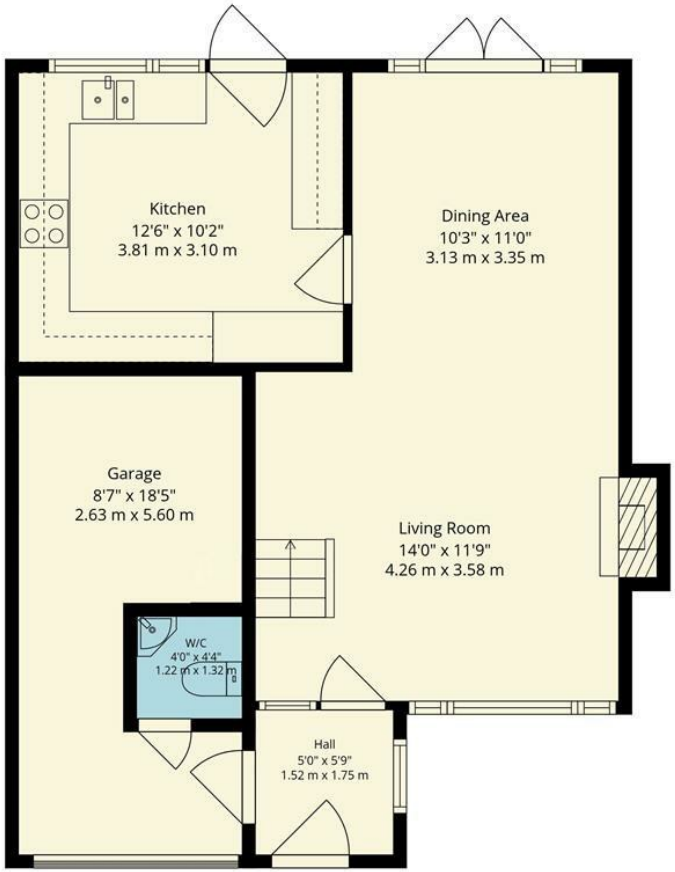
SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.
Listed: No | Broadband: Ultrafast available (Checked on Ofcom Aug26) | Minimum Mobile Coverage: 55% Vodafone (Checked Ofcom Aug26)

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

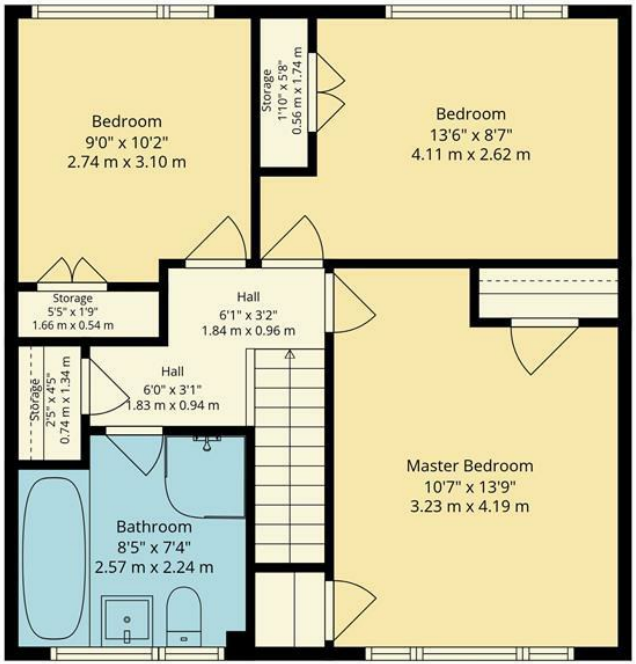
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



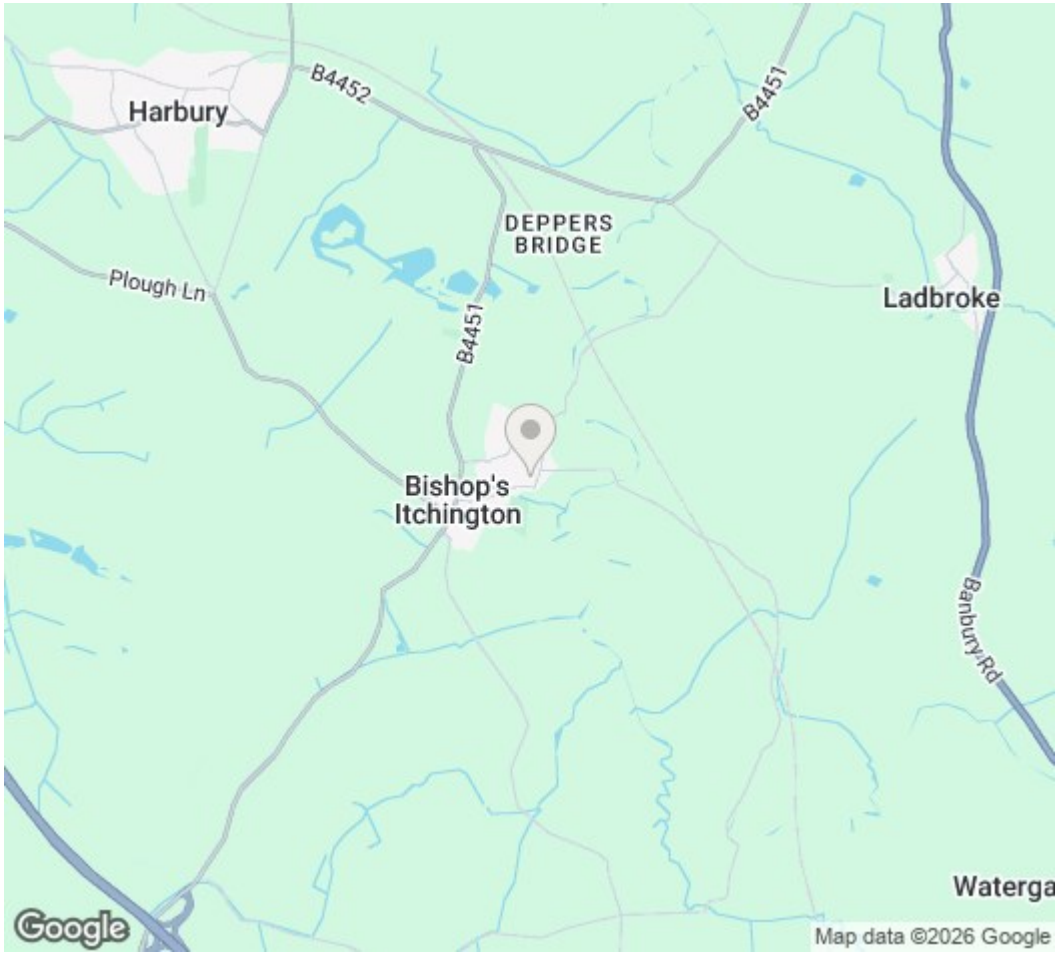
1st Floor



2nd Floor

Total: 1090 sq. Ft, 101 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth