



St Michaels Close, Bishops Itchington, CV47 2QP

Price £285,000

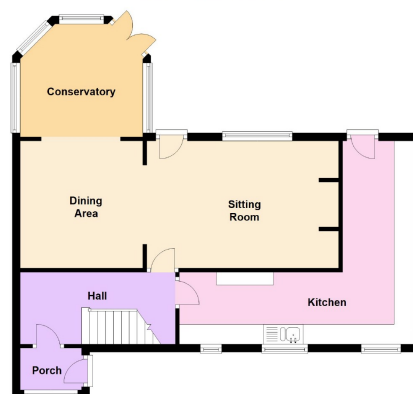




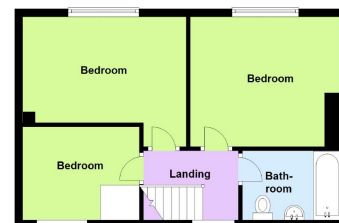
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Ground Floor
Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 102.5 sq. metres (1103.1 sq. feet)



Loveitts are delighted to bring to the market this three bedroom semi-detached home situated in the popular village of Bishops Itchington.

The accommodation benefits from gas fired central heating and double glazing (as and where specified) and briefly includes entrance porch, entrance hallway, L-shaped kitchen, through lounge/dining area with archway to conservatory, first floor landing providing access to all three bedrooms and bathroom. There is ample off road parking, larger than average garage, summer house which could provide ideal office space and gardens to front and rear.

Bishops Itchington is a popular village offering easy access to junction 12 of the M40 and the motorway network. For those wishing to travel further afield the towns of Leamington Spa, Warwick, Banbury, Daventry and the City of Coventry are all within 20-30 minutes drive.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

GROUND FLOOR

Front door to:

ENTRANCE PORCH

UPVC leaded window to front elevation, wooden glazed door to:

ENTRANCE HALLWAY

Single panel radiator, stairs rising to first floor, door to understairs storage. Doors to lounge/diner and kitchen.

L-SHAPED KITCHEN

19'04" x 17'03" narrowing to 5'10" (5.89m x 5.26m narrowing to 1.78m)
(Maximum measurements). Breakfast bar area, range of base and eye-level units, roll top work surface, tiling to splash back areas, space for cooker, space for washer dryer, small fridge, small freezer, three leaded windows to front elevation, UPVC window to side elevation, obscure UPVC door to rear garden, wall mounted gas combination boiler, single panel radiator with thermostat control.

THROUGH LOUNGE/DINER

Comprising:

Lounge Area

15'10" x 10'07" (4.83m x 3.23m)
(Maximum measurements). UPVC double glazed window to rear elevation, UPVC double glazed back door, single panel radiator and archway through to:

Dining Area

9'11" x 10'11" (3.02m x 3.33m)
(Maximum measurements). Double panel radiator and archway to:

UPVC DOUBLE GLAZED CONSERVATORY

9'11" x 11'01" (3.02m x 3.38m)
Tiled floor, double panel radiator with thermostat control, double opening doors to rear garden.

STAIRS

Rising to:

FIRST FLOOR

LANDING

Leaded UPVC double glazed window to side elevation, further leaded UPVC window, large access to loft. Doors to bedrooms and bathroom.

BATHROOM

7'11" x 5'09" (2.41m x 1.75m)

Obscure double glazed window to side elevation, fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, dual flush WC, chrome towel radiator, wall tiling to half height.

BEDROOM ONE

12'06" x 10'11" (3.81m x 3.33m)

(Maximum measurements). UPVC double glazed window to rear elevation, single panel radiator with thermostat control.

BEDROOM TWO

12'03" x 11'0" (3.73m x 3.35m)

(Maximum measurements). UPVC double glazed window to rear elevation, single panel radiator with thermostat control.

BEDROOM THREE

10'02" x 7'05" (3.10m x 2.26m)

(Maximum measurements). Leaded UPVC double glazed window to front elevation, boxed overstairs area, single panel radiator.

OUTSIDE

TO THE FRONT

Enclosed by timber fencing, concrete pathway to front door. Driveway providing off road parking for three cars and access to the:

LARGER THAN AVERAGE GARAGE

19'10" x 12'0" (6.05m x 3.66m)

Power and lighting, inspection pit.

SUMMER HOUSE

12'06" x 9'02" (3.81m x 2.79m)

(Maximum measurements). Situated behind the garage which would make ideal office space having power and electrics.

TO THE REAR

Concrete paved patio area, gated access to driveway, access into the garage, lawn area, space for shed.

Viewing

Strictly by arrangement through Loveitts Leamington Spa office
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