

**MARTON ROAD, SOUTHAM CV47 9PY**



**A LOVELY THREE BEDROOM COTTAGE IN THE POPULAR VILLAGE OF LONG ITCHINGTON. PROPERTY BENEFITS FROM FLEXIBLE LIVING ACCOMMODATION AND A LARGE GARDEN WHERE ADDITIONAL LAND AND/OR STABLES CAN BE RENTED AS REQUIRED UPON REQUEST.**

- Farm house
- Village location
- 3 bedrooms
- Pets accepted
- Available: Immediately
- EPC: TBC
- Extra land upon request

**nu**

**Unfurnished**

**£1,100 PCM**

A lovely Three bedroom Cottage in the popular village of Long Itchington. Property benefits from flexible living accommodation and a Large garden where additional Land and/or Stables can be rented as required upon request.

**Living room 11'10" x 14'9" (3.624 x 4.515)**

Bay Window to front. Wood burning fireplace.

**Sitting room 9'6" x 12'6" (2.913 x 3.814)**

Window to Front. Feature fireplace.

**Kitchen**

Window to rear. Fridge freezer. Electric oven with gas hob. Space for washing machine and slimline dishwasher. Door leading to courtyard.

**Dining room 11'7" x 9'4" (3.536 x 2.865)**

Windows to side. Cupboards and shelves. Tiled flooring.

**Bedroom 1 12'8" x 12'0" (3.874 x 3.674)**

Double room. Window to front.

**Bedroom 2 9'7" x 12'1" (2.937 x 3.707)**

Window to Rear

**Bedroom 3 9'5" x 9'0" (2.880 x 2.760)**

Window to front.

**Bathroom**

Low level WC. Pedestal wash hand basin. Shower over bath. Extractor. Obscure window to side.

**Outside**

Large garden area next to the property. Extra land can be let upon request.











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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	