

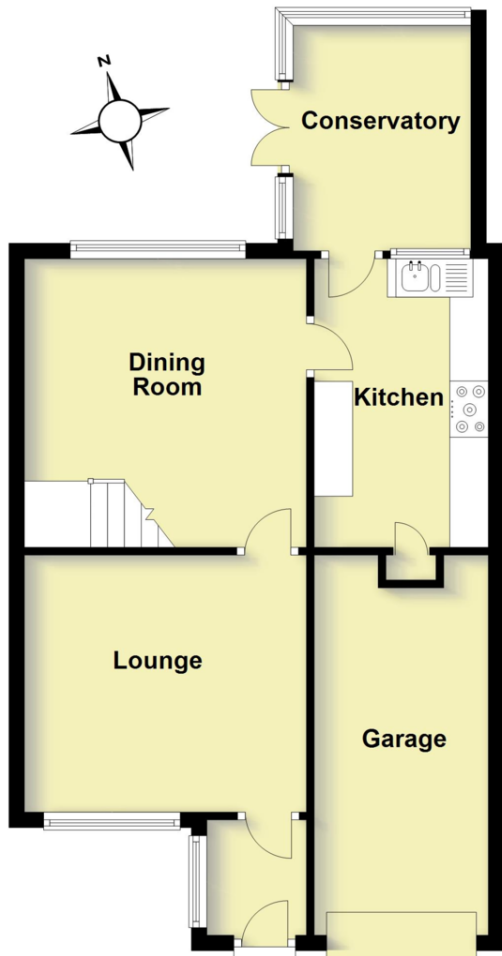


**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

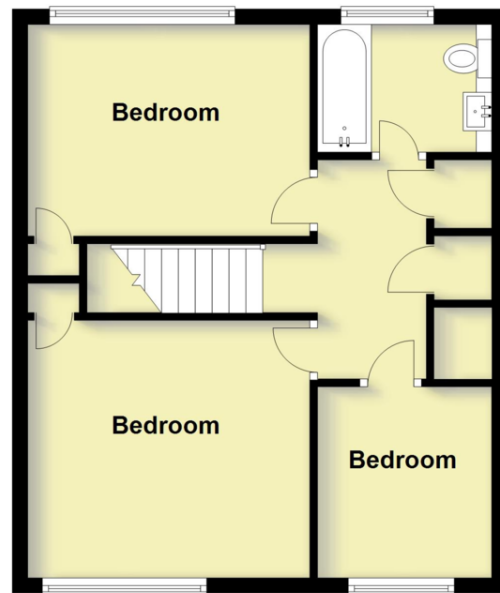
**Ground Floor**

Approx. 56.1 sq. metres (604.0 sq. feet)



**First Floor**

Approx. 43.3 sq. metres (465.9 sq. feet)



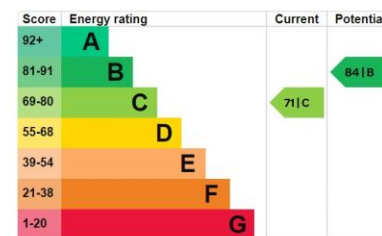
Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



**MARGETTS**  
ESTABLISHED 1806

CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS

**14 Mansions Close, Bishops Itchington, Near Southam, CV47 2RF**

Guide Price £315,000 Freehold



A rare and exciting opportunity to acquire a beautifully presented, three bedroom/generously proportioned, semi, on a larger than average plot, situated at the head of a popular cul-de-sac, set right in the heart of village, close to the school, shops and cafe.

- Well presented family semi • Three bedrooms • Refitted bathroom with shower • Entrance porch • Close to school, shops and cafe • Rear dining room, front lounge • Re-fitted kitchen • Conservatory • Larger than average front garden • Private rear garden with patio and shed

A rare and exciting opportunity to acquire a beautifully presented, three bedroom/generously proportioned, semi, on a larger than average plot, situated at the head of a popular cul-de-sac, set right in the heart of village, close to school, shops and café.

Front door opens into the reception porch, with glazed window to the side and door leading through to the

### LOUNGE

12' 0" x 10' 11" (3.66m x 3.35m)

with double glazed window to the front, radiator, fitted shelving and doorway through to the



### SPACIOUS REAR DINING ROOM

12' 0" x 12' 3" (3.66m x 3.74m)

with tiled floor and double glazed window to the rear radiator and staircase rising to the First Floor Landing. Door to the



### REFITTED KITCHEN

11' 10" x 7' 4" (3.63m x 2.25m)

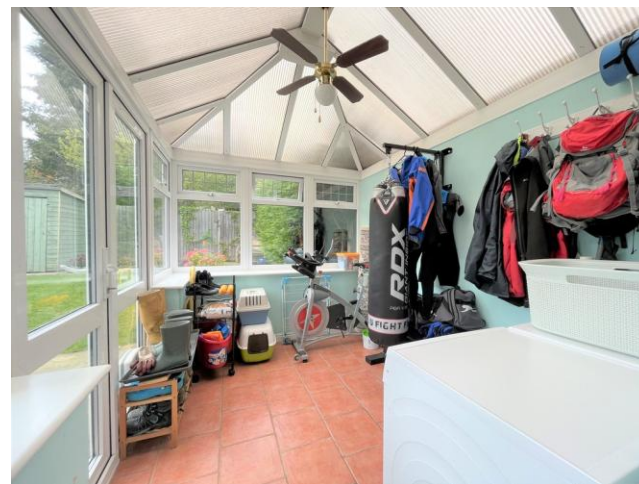
Superbly appointed with butchers block style work surfacing with matching up stands, base units and range of a wall cupboards, tall larder cupboard and under unit lighting together with integrated Slimline dishwasher and space for a freestanding fridge freezer. Space for a range cooker, door to storage cupboard/pantry cupboard. Door to the



### CONSERVATORY

9' 9" x 7' 0" (2.99m x 2.15m)

with double glazed windows and French doors opening to the rear garden, tiled floor and plumbing for washing machine.



Staircase rises from the First Floor Landing with two linen/storage cupboards off and access to the roof space.

---

#### VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

#### NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

---

### **BEDROOM ONE (REAR)**

11' 11" x 9' 1" (3.65m x 2.77m)

with large double glazed picture window overlooking the rear of the property, stripped wood flooring, radiator, and the dimensions exclude a built-in wardrobe.



### **BEDROOM THREE (FRONT)**

8' 2" x 7' 5" (2.49m x 2.27m)

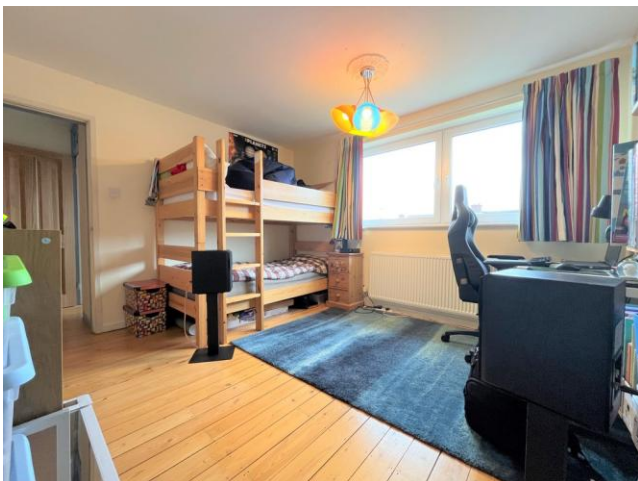
with strip wood flooring, fitted shelving, radiator, and a glazed window to the front, and the dimensions exclude a double door and single door fitted wardrobe.



### **BEDROOM TWO (FRONT)**

12' 1" x 11' 0" (3.70m x 3.36m)

A delightful room with large double glazed window, stripped wood flooring, radiator and the dimensions exclude a fitted wardrobe.



### **REFITTED BATHROOM**

has a white suite with panel bath having an adjustable shower and rain shower over together with screen, low-level WC with concealed cistern and wash hand basin with mixer tap and vanity cupboard beneath. Medicine cabinet, heated towel rail, full height tiling on all walls and double glazed window.



## **OUTSIDE**

To the front there is a block paved driveway providing parking and giving access to the part integral single garage with up and over door.

## **REAR GARDEN**

is a delight with large patio and step leading to the shaped lawn with timber garden shed and further patio beyond.



## **AGENTS NOTES**

We believe the property to be freehold, and we believe all mains services are connected.

Council Tax Band C.

Local Authority - Warwick District Council.

Viewings are strictly by prior appointment through the agents.