

HILL VIEW, BISHOPS ITCHINGTON CV47 2YS



WELL PRESENTED LINK DETACHED THREE BEDROOM PROPERTY WITH GARAGE AND OFF ROAD PARKING

- Three Bedrooms
- Master with En-Suite
 - Living Room
- Breakfast Kitchen
 - Garage
- Off Road Parking
 - EPC (D)

3 BEDROOMS

PRICE GUIDE £275,000

VIEWING ADVISED ON THIS RECENTLY REDECORATED, PREVIOUSLY SUCCESSFUL RENTAL PROPERTY.

A well presented 3 bedroom link detached property situated in a quiet cul de sac in the popular village of Bishops Itchington.

The village offers a variety of local shops and amenities including a nursery and pre-school. Convenient transport links to Leamington, Warwick, Coventry, JLR and major road and rail networks.

The property briefly comprises: - Living Room, Breakfast Kitchen, Guest w/c, Three Bedrooms with Master en-suite, Family Bathroom, Single garage with off road parking and front and rear gardens

Property in detail.

Part opaque UPVC double glazed door gives access into hallway having light point to ceiling, window to side elevation, double panelled radiator and coir carpet continuing onto linoleum flooring which extends into the guest w/c.

Cloakroom

Having light point to ceiling, single panel radiator, opaque UPVC double glazed window to front elevation, pedestal wash hand basin with tiled splash back and low level flush w/c.

Living Room 15'2" x 12'0" (4.63 x 3.68)

Maximum measurements

Accessed from the hallway, having central light point to ceiling, double panelled radiator, UPVC double glazed window to front elevation, coal effect live flame gas fire with marble hearth and surround with decorative mantle over.

Breakfast Kitchen 15'7" x 8'0" (4.76 x 2.44)

Accessed via the living room into the breakfast kitchen, having two light points to ceiling, six base units, space for automatic washing machine, space for under counter fridge, one and a half bowl sink with waste disposal unit attached inset into granite effect work surface, integrated electric Zanussi oven, Zanussi gas hob inset into work surface with extractor hood over, five further wall mounted units, Baxi gas boiler, UPVC double glazed patio doors give access to rear garden, UPVC double glazed window to rear elevation, single panel radiator, linoleum flooring and a large under stairs cupboard.

Returning to the entrance hall, stairs lead to first floor landing with light point and access to loft void to ceiling and airing cupboard housing foam insulated hot water tank with slated shelving above.

Master Bedroom 12'4" x 8'7" (3.78 x 2.63)

Maximum measurements.

Having light point to ceiling, UPVC double glazed window to front elevation and single panel radiator.

En-Suite

Suite comprises: - pedestal wash hand basin, low level flush w/c both with half height tiling behind, shower cubical with shower over and tiled to full height, single panel radiator, UPVC opaque glazed window to front elevation, light point to ceiling, wall mounted light with shaver point, extractor fan and linoleum flooring

Bedroom Two 8'4" x 9'5" (2.55 x 2.88)

Having light point to ceiling, UPVC double glazed window to rear elevation and single panel radiator

Bedroom Three 6'0" x 8'5" (1.84 x 2.57)

Having light point to ceiling, single panel radiator and UPVC double glazed window to rear elevation.

Family Bathroom

Light point to ceiling, single panel radiator, wall mounted shaver point, extractor fan, UPVC double glazed window to side elevation, suite comprises: - panelled bath tiled to full height, pedestal wash hand basin, low level w/c, tiled to half height behind both and with linoleum flooring.

Rear Garden

Accessed via the patio doors or via the side access gate, having a paved patio area, the rest of the rear garden is mainly laid to lawn with mature flowering borders with a brick and decorative edging, corner fish pond and access into the garage.

Garage 8'2" x 17'2" (2.49 x 5.24)

Part opaque double glazed UPVC door gives access from the rear garden, having the benefit of power and light with a metal up and over door.

Fore Garden

Outside to the front of the property there is a tarmac driveway allowing parking for two cars, front access to the garage, paved pathway to the front and side access of the property, the garden is mainly laid to lawn with mature flowering borders to the front.

Council Tax

We understand the property to be in Band D

Services

All mains services are believed to be connected.

Additional Notes

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Viewing

Strictly by appointment through Hawkesford

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Sales Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Disclaimers

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. The seller does not make or give, nor do we or our employees, have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified on inspection and also by your conveyancer.

Surveys

Hawkesford Survey Department has qualified Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations

Financial Advice

We can put you in contact with an independent financial advisor who can provide up to the minute whole of market mortgage information. Please contact Hawkesford on 01926 811848.

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.









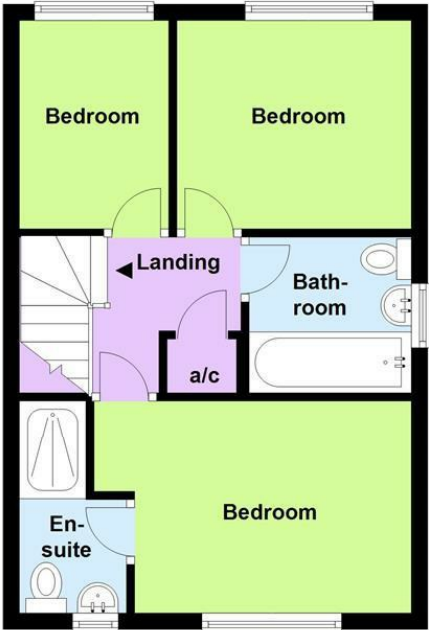
Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 84.0 sq. metres (904.5 sq. feet)

