



Jasmine Cottage Church Road

Southam CV47 9PW

Guide Price £220,000

# Jasmine Cottage Church Road

## Long Itchington

This is a charming semi-detached cottage in the heart of Long Itchington, which is a popular Warwickshire village. The cottage in brief has a front and rear garden, lounge/diner, kitchen and two double bedrooms. This property is being offered for sale with no onward chain.

The property is located next to the Green Man public house. This is an ideal opportunity for a buyer to put their own stamp on a property from start to finish.

Call us today for more information or to book in an internal viewing.

### LOCATION

Long Itchington has a thriving social and community spirit and offers a Co-op, newsagents, hairdressers, a choice of excellent public houses, Holy Trinity Church, community centre, allotments and a number of local groups and clubs. Education is offered through Long Itchington C of E primary school, Long Itchington pre-school and Bizzy Tots nursery.

Just down the road is the historic market town of Southam which offers rural community living with the advantages of town amenities. Southam has a weekly market on Tuesday mornings and an additional monthly farmers' market selling local produce. The town also offers additional educational facilities in the form of three primary schools, Southam College secondary school which is rated outstanding by Ofsted. Other private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

### ON THE GROUND FLOOR

#### LOUNGE/DINER

5.64m x 3.87m (18'6" x 12'8")

Having the front entrance door leading straight into the lounge/dining area. Having single glazed windows to the front elevation overlooking the front garden, space for furniture, a storage cupboard, stairs leading to the first floor landing and access to the;

#### KITCHEN

3.62m x 2.21m (11'10" x 7'3")

Having worktop surfaces, cupboards, space for appliances, a sink unit, single glazed windows to the rear elevation overlooking the rear garden and a door leading out to the rear garden.

### ON THE FIRST FLOOR

#### BEDROOM ONE

3.93m x 3.28m (12'10" x 10'9")

Having single glazed windows to the front elevation, a storage cupboard and space for bedroom furniture.

### Features

Character Cottage

In Need Of Modernisation

Desirable Village Location

Enclosed Garden With A Brick Built Storage Area

Two Bedrooms

First Floor Bathroom

Front Garden

Open Plan Living Accommodation





## Floorplan

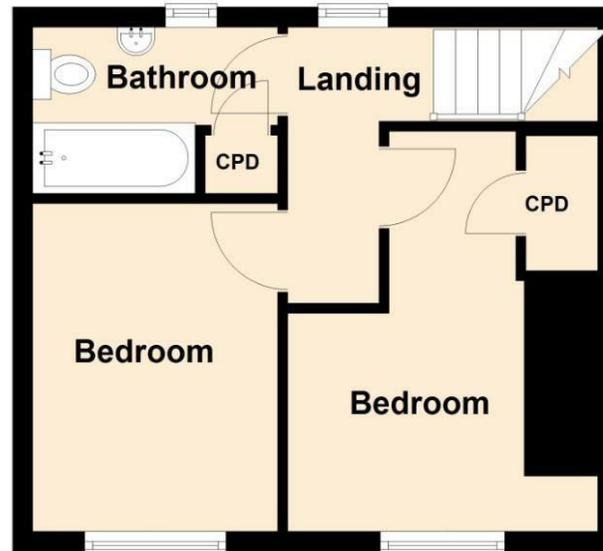
### Ground Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Stratford District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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