



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.

All applicants who wish to view please do not park at the Green Man public house.

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

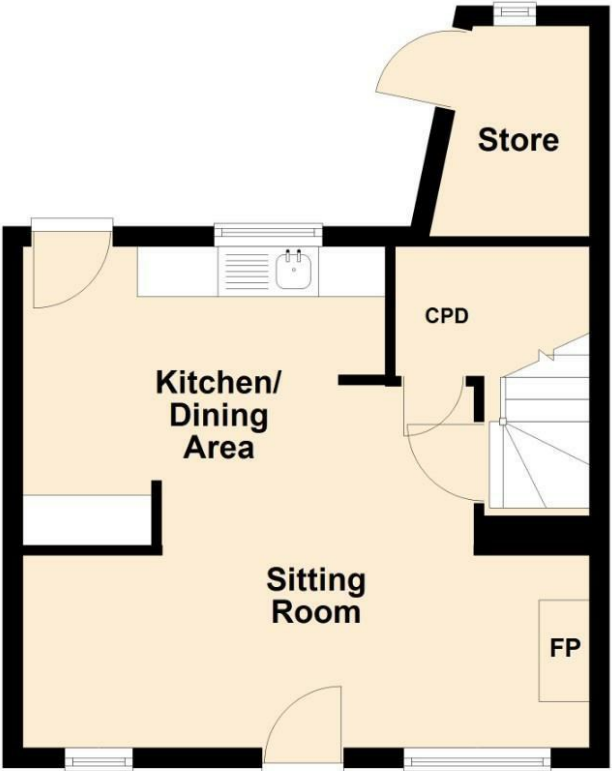




Floorplan

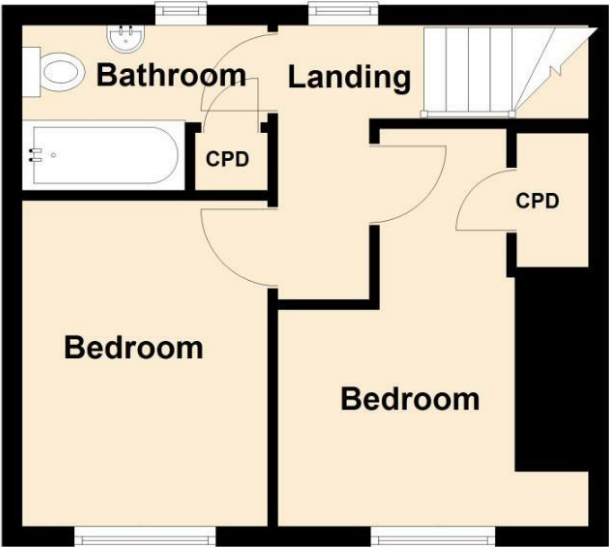
Ground Floor

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

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Stratford District Council



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

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com