



**Connells**

The Sidings  
Bishops Itchington Southam

# The Sidings

## Bishops Itchington Southam CV47 2EJ

for sale offers over  
**£260,000**



### Property Description

Situated in a desirable and well-connected residential development, this attractive two-bedroom semi-detached home offers modern living throughout and benefits from the reassurance of the NHBC warranty, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The ground floor has been thoughtfully designed to maximise space and functionality, featuring a welcoming entrance hall with a convenient downstairs cloakroom and contemporary kitchen. To the rear of the property, a bright and spacious open-plan lounge/diner provides an excellent space for both relaxing and entertaining, with direct access to the garden.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and filled with natural light, along with a modern family bathroom finished to a good standard.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking, while to the rear you will find a beautifully presented garden, ideal for outdoor dining, entertaining, or simply enjoying a peaceful retreat.

The property is located within a popular development offering a semi-rural feel while remaining conveniently close to local amenities. Nearby villages provide shops, pubs, and everyday services, while larger towns such as Southam and Leamington Spa offer a wider range of retail, dining, and leisure facilities. The area is also well placed for commuters, with easy access to major road networks including the M40.

### Approach

Via fore-garden with a pathway leading to the front door.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the downstairs cloakroom, kitchen and lounge/diner.

### Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a double glazed window to side elevation.

### Kitchen

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine, a dishwasher and a fridge/freezer. With a double glazed window to front elevation.

### Lounge/Diner

Spacious, light and airy lounge/diner consisting of a built-in understairs storage cupboard, a television point, a radiator and double glazed French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

### Bedroom One

Double bedroom providing access to the loft and comprising a radiator and two double glazed windows to rear elevation.

### Bedroom Two

Double bedroom with a built-in cupboard, a radiator and two double glazed windows to front elevation.

### Bathroom

White three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. having a heated towel rail and partly tiled walls.

### Outside

#### Rear Garden

Well-presented garden being mainly laid to lawn and fence enclosed, with a patio area and a shed.

#### Parking

Driveway to the front providing off road parking.

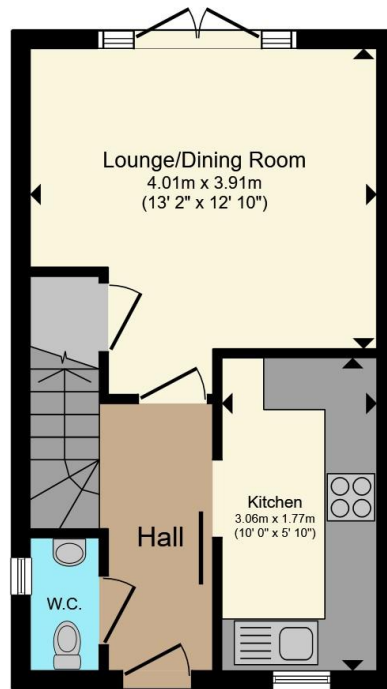
#### Agent's Note

There is an annual management charge of £283 payable.

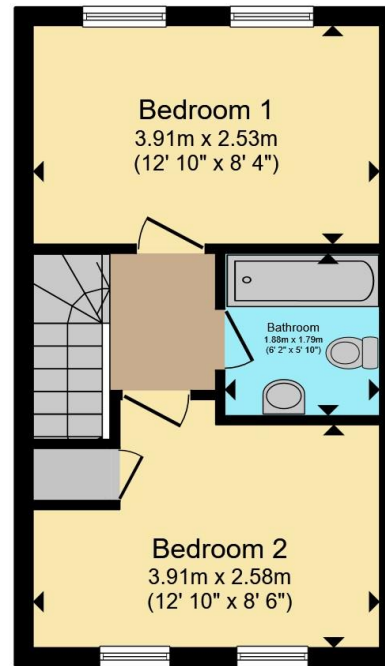








**Ground Floor**



**First Floor**

Total floor area 57.5 m<sup>2</sup> (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax Band: C

Tenure: Freehold

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