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14, Chapple Hyam Avenue, Bishops Itchington



A modern, mid terraced property with two double bedrooms, en-suite and two parking spaces and a good sized lawned rear garden.

#### Briefly Comprising;

Canopy porch, entrance hallway, ground floor cloakroom/WC, useful store cupboard. Fitted kitchen with integrated oven, hob, filter hood and dishwasher. Living/Dining Room with patio doors to garden. First floor landing, two double bedrooms, master with en-suite shower room, main white bathroom. Upvc double glazing, gas radiator heating. Lawned and patioed rear garden with timber shed. Two parking spaces to the front.

#### The Property

Is approached via a paved path leading to Canopy Porch, which in turn leads to part double glazed Entrance Door to...

#### Entrance Hallway

With double radiator, wood look tiled flooring, doorway to kitchen, door to useful store cupboard with shelving and coat hooks, and further door to...

#### Ground Floor Cloakroom/WC

Fitted with a white low level WC, wash hand basin with mono-mixer and splashback tiling, radiator, wall mounted fuse box, upvc obscure double glazed window to front elevation.

#### Kitchen

7'1" x 9'4" (2.16m x 2.84m)

Fitted with an attractive range of high gloss cream wall and base units, with complementary wood block look working surface and matching upstands over. Inset four point stainless steel gas hob with stainless fronted oven below, splashback and filter hood over, one and a half bowl sink drainer unit with mixer tap, concealed dishwasher, space and plumbing for washing machine, space for tall fridge freezer. Cupboard concealing Ideal Logic Combi boiler, upvc double glazed window to front elevation, continuation of tiled flooring from hallway.

#### Living/Dining Room

14'8" inc staircase x 11'9" (4.47m inc staircase x 3.58m)

With upvc double glazed window and matching French doors to garden, to side, double radiator. Useful understairs storage and staircase rising to first floor landing.

#### First Floor Landing

##### Bedroom One (Rear)

11'9" x 11'4" (3.58m x 3.45m)

With upvc double glazed window to front elevation, radiator. Door to...

##### En-Suite Shower Room/WC

Fitted with a white to comprise; low level WC, corner shower cubicle and pedestal wash hand basin with mono-mixer, upvc obscure double glazed window to rear elevation, radiator.

##### Bedroom Two (Front)

8' x 9'6" plus large w'robe recess (2.44m x 2.90m plus large w'robe recess)

With upvc double glazed window to front elevation, radiator, hatch to roof space.

#### Bathroom

Attractively fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and shower attachment, splashback tiling to half height, extractor, radiator, upvc obscure double glazed window to front elevation.



#### Outside (Front)

To the front of the property are two allocated parking spaces, shallow fore garden, path to entrance door.

#### Outside (Rear)

With a good sized lawned rear garden, surrounded in the main by close boarded timber fencing, personal gate to rear, timber garden shed and patio area across the rear of the property with path leading down the garden.

#### Note

There is an estate management fee of £514.22 per annum.

#### Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property will be sold on a Freehold basis, and the current owner is in the process of buying the Freehold, however the property is currently understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be a 999 year lease (01/01/2015), with 989 years remaining, service charge is £500 per annum and ground rent is £150 per annum. Please verify this information with your legal advisers. Further details upon request.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band C.

#### Location

14 Chapple Hyam Avenue  
Bishops Itchington  
Southam  
CV47 2AF

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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

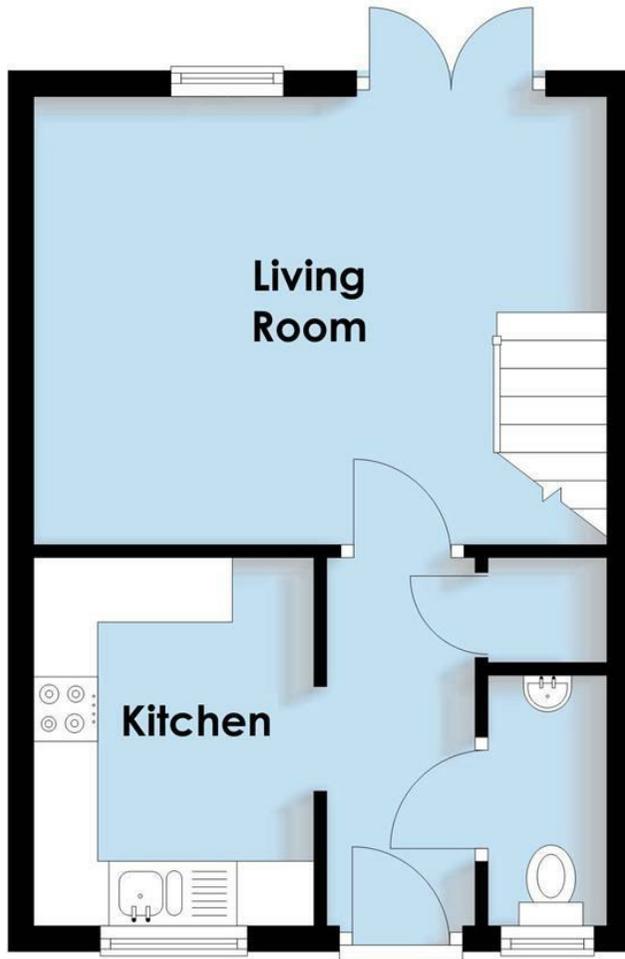
Leamington Spa Office  
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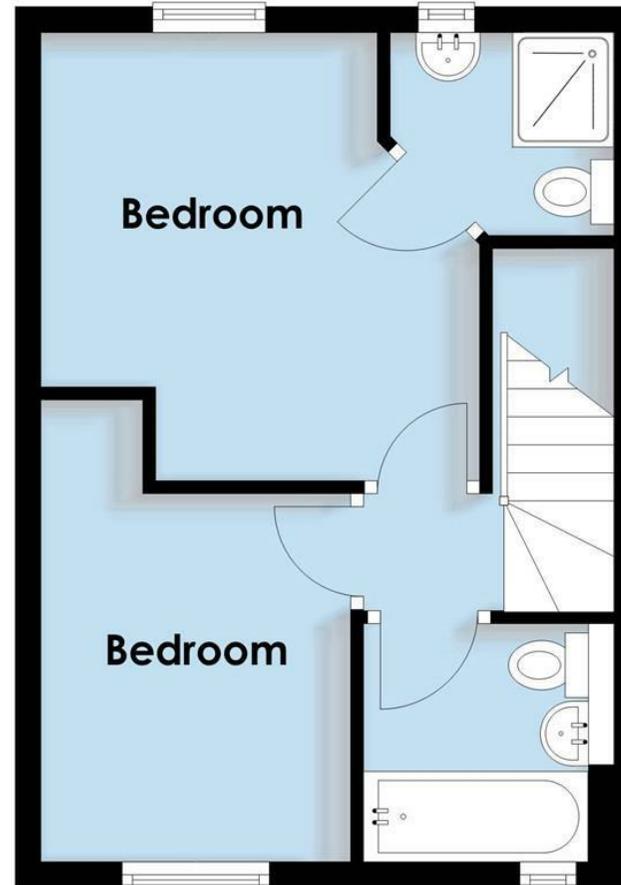
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

## Ground Floor



## First Floor



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