



16, Chapple Hyam Avenue, Bishops Itchington, Southam, CV47 2AF

A modern, two double bed roomed mid-terraced property, situated on this popular recent development within the convenient village of Bishops Itchington. Benefitting from en-suite and two parking spaces. NO CHAIN.



16 Chapple Hyam Avenue, Bishops Itchington Southam CV47 2AF

Briefly Comprising;

Entrance hallway, ground floor cloakroom/WC, store cupboard, fitted kitchen with integrated oven, hob, filter hood and dishwasher, living/dining room. First floor landing, two double bedrooms, master with en-suite shower room, main bathroom. Upvc double glazing. Gas radiator heating. Lawned and patioed rear garden. Two parking spaces to the front.

The Property

Is approached via a paved path leading to...

Canopy Porch

Giving access to double glazed entrance door to...

Entrance Hallway

With double radiator, opening to kitchen, and doors to ground floor WC and store cupboard.

Ground Floor WC

Fitted with a white suite to comprise; wash hand basin with mono-mixer, low level WC, upvc double glazed window to front elevation.

Store Cupboard

Providing useful storage for coats, shoes and hoovers etc.

Kitchen

7'2" x 9'5" (2.18m x 2.87m)

Fitted with a range of cream high gloss fronted wall and base units with wood block look surfacing over, matching upstands, upvc multi paned double glazed window to front elevation. Four point as hob with oven below and stainless steel filter hood and splashback over. One and a half bowl sink drainer unit, concealed Electrolux dishwasher, space for washing machine, space for fridge freezer. Matching eye level wall cupboards.

Living/Dining Room

14'9" inc staircase x 11'5" (4.50m inc staircase x 3.48m)
With upvc double glazed French doors and window to rear elevation, double radiator.

Staircase rising to First Floor Landing

Bedroom One (Rear)

11'3" x 11'3" max (3.43m x 3.43m max)

With upvc double glazed window to rear elevation, radiator, door to...

En-Suite Shower Room

Fitted with a corner shower cubicle with Mira shower, low level WC, pedestal wash hand basin with mono-mixer, splashback tiling, upvc obscure double glazed window to rear elevation, radiator, extractor.



Bedroom Two (Front)

7'11" x 9'8" exp to 11'10" into recess (2.41m x 2.95m exp to 3.61m into recess)
With multi paned double glazed window to front elevation, radiator.

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, upvc obscure double glazed window to front elevation.

Outside (Front)

To the front of the property is a shallow fore garden laid to herbaceous planting, outside tap.

Outside (Rear)

Rear garden principally laid to lawn with a small paved patio across the rear of the property, and path leading down to the rear garden gate, timber garden shed.

Parking

There are two allocated spaces directly to the front of the property.

Mobile Phone Coverage

Good outdoor and in-home 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).

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

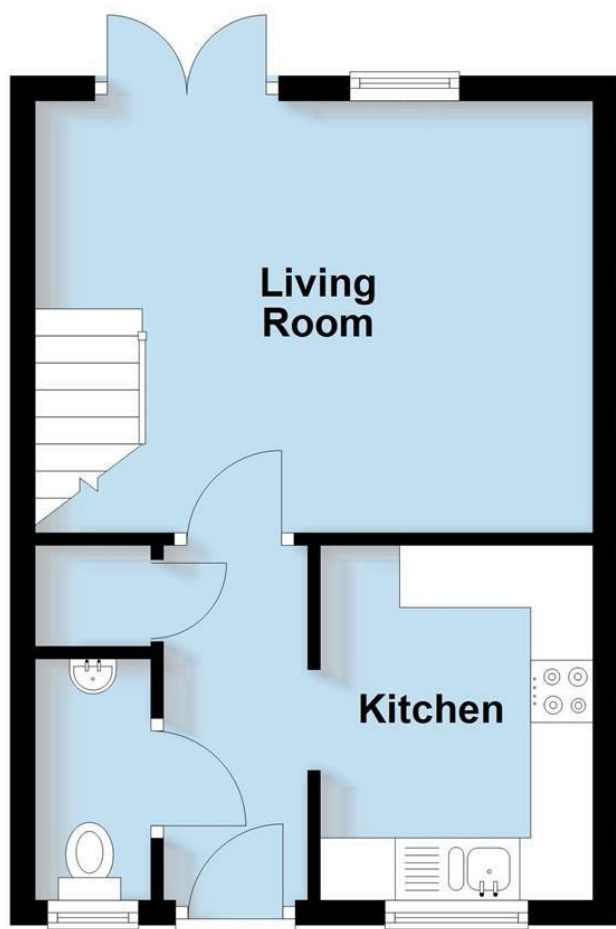
Council Tax Band C.

Location

CV47 2AF

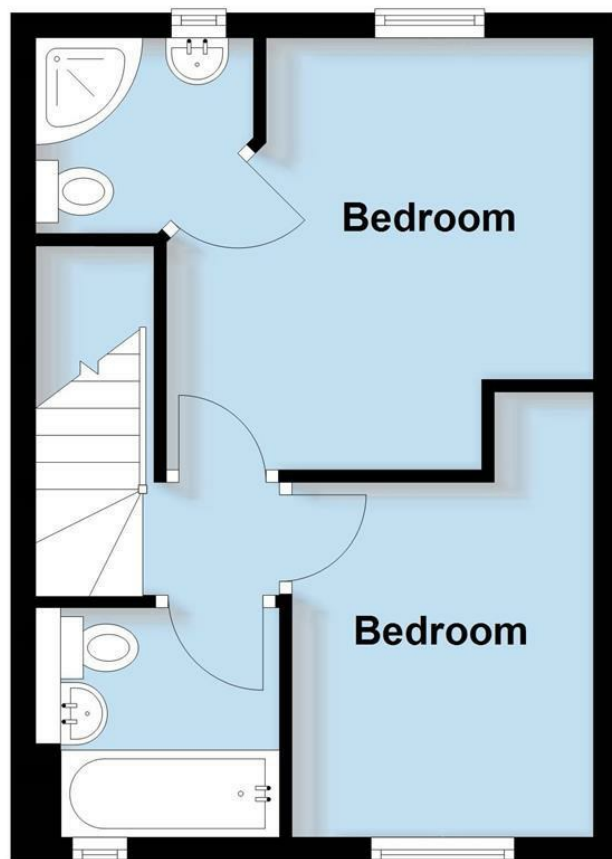
Ground Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



First Floor

Approx. 28.8 sq. metres (309.6 sq. feet)



Total area: approx. 57.5 sq. metres (619.2 sq. feet)

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

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

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