



CHAPEL STREET

SOUTHAM, CV47 2RB

GUIDE PRICE £165,000

Set at the heart of the desirable village of Bishops Itchington, is this well positioned, two-bedroom ground floor maisonette. With great space on offer and amenities close by, this lovely home has much to offer its next owners.

CHAPEL STREET

- Chain Free
- Two Bedrooms
- Spacious
- Off Road Parking For Two Vehicles
- Close To Amenities
- Good Road Links Nearby



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Upon entering the property, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

At the heart of the home, you will find the spacious and bright lounge/diner that is flooded with natural light and provides ample space for a separate living and dining area.

Seamlessly flowing through to the front of the home is the fully fitted kitchen that is finished with a range of wall and base units and is inclusive of an electric oven, hob and under counter space for white goods.

The main bedroom is located at the rear of the home and is a generously sized double room.

Bedroom two is a further double bedroom that would lend itself to the perfect home office or nursery and is complete with fitted storage.

The bathroom is conveniently located close to both bedrooms and is fitted with a tiled suite that is inclusive of a shower over the bath and under sink storage.

This lovely home also benefits from off road parking for two vehicles, storage heaters and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep including a well-regarded village store and café, this home offers rural community living at its finest.

Probate has been applied for but not granted - due to this going through probate, some details surrounding the property are unknown by the beneficiaries.

Tenure: Leasehold 99 years from 1991 (65 years remaining)

Maintenance Fee: Unknown

Ground Rent: Unknown

Council Tax Band: B

EPC: D

Local Authority: Stratford On Avon District Council

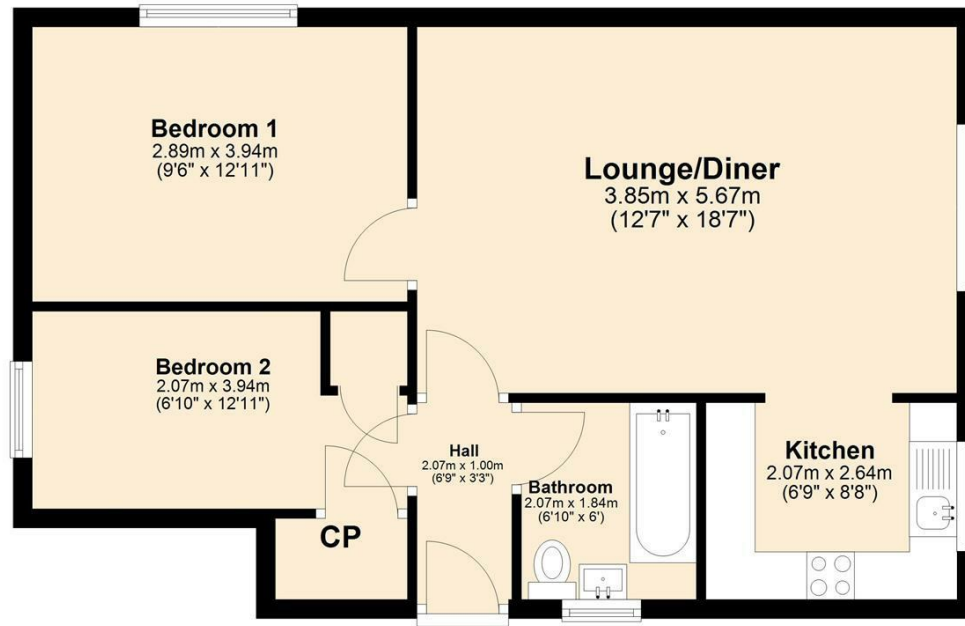


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Ground Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



Total area: approx. 56.0 sq. metres (602.5 sq. feet)

This plan is for illustrative purpose 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s)
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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