



**Connells**

Hambridge Road  
Bishops Itchington Southam



### Property Description

Connells are delighted to bring to market this well-presented 3 BED MID-TERRACE FAMILY HOME ideally situated within the popular village of Bishops Itchington. The property briefly comprises of an entrance hall, sitting room, kitchen diner, utility, landing, three generously sized bedrooms, family bathroom, self-contained annex and a private rear garden, off-street parking to the rear of the property and garage.

The well-established village of Bishops Itchington is conveniently located on the B4451 for commuting into Gaydon, Rugby, Coventry, Banbury, Daventry, Leamington Spa and Warwick where you will find extensive shopping facilities. Motorway links are provided by the M40 Junction 12, easy access to the M1 as well as rail links from Leamington Spa, Coventry, Rugby and Banbury into London and Birmingham and reliable local bus services. Three miles away is the historic market town of Southam which offers rural community living with the advantages of town amenities.

Bishops Itchington has a thriving social and community spirit and offers a Co-op, newsagents, post office, village shop, doctor's surgery, pub, social club, fish and chip takeaway, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities and a Community/Youth Centre. There is also the Bishop's Itchington Memorial Hall and the Blue Butterfly Community Cafe which operates from the community centre.

### Approach

To the front of the property is a garden with a lawn, planted borders and a pathway leading to the front entrance.

### Entrance Hall

The entrance hall has a door leading through to the sitting room.

### Sitting Room

15' 4" x 12' 11" ( 4.67m x 3.94m )

This sitting room has open fireplace complete with tiled surround and shelving to either side. The floor is carpeted, there is a radiator and a window to the front aspect. An under stair cupboard provides storage and doors lead through to the kitchen/diner & staircase.

### Kitchen Diner

18' 6" x 15' 8" ( 5.64m x 4.78m )

The kitchen/diner has wooden flooring, radiators, and double glazed France doors leading out to the Courtyard. There are both wall and base units, work top with carved drainer and under mounted sink, also an integrated dishwasher, range master and hood. There are doors to the rear hall & utility.

### Utility

This utility has a Sky light and a window looking through to the kitchen/diner, base units with a sink & drainer and appliance space for a fridge/freezer and a washing machine.



## Rear Hall

The rear hall has doors to the kitchen/diner, bedroom 2 and the courtyard, providing separate access for an annex.

## Bedroom Two

Bedroom two, the annex has window to the side aspect, radiator and opening to the kitchenette.

## Kitchenette

Double glazed window to the side aspect and door to the en-suite.

## En-Suite

Fitted suite comprising shower cubicle, low level WC and hand wash basin.

## Landing

The stairs and landing have been carpeted and there are doors leading to all bedrooms and the family bathroom. Loft access.

## Bedroom One

The bedroom has a carpeted floor, a radiator, and a window to the front aspect. There are built in cupboards and a feature fireplace.

## Bedroom Three

Bedroom 3 has a carpeted floor, radiator and a window to the rear aspect. There is also a feature fireplace.

## Bathroom

The bathroom has a white suite comprising low level WC, wash basin and bath with shower above. The flooring is wooden, there is a radiator and an obscured window to the rear aspect.

## Courtyard

The private courtyard is paved and has slate chipped edges, a gate leads to the driveway, garage and garden.

## Rear Garden

The garden has a winding pathway through the lawn with mature planted border, which ends at a paved seating area.

## Garage

With an up and over door.

## Parking

An imprinted concrete driveway.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

**EPC Rating: D**

**view this property online [connells.co.uk/Property/STH104311](http://connells.co.uk/Property/STH104311)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STH104311 - 0002