



**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

Driveway for a number of cars with hedged borders and mature shrubs leading to rear garden and front door.

## Entrance Hall

Door leading through to the lounge, double glazed window to the side aspect and stairs to the first floor.

## Lounge

14' 4" maximum x 12' 11" ( 4.37m maximum x 3.94m )

The lounge has open fireplace complete with tiled surround, a radiator and a double window to the front aspect and doors lead through to the dining room.

## Dining Room

17' 3" x 7' 8" ( 5.26m x 2.34m )

Double glazed window to the rear aspect with glazed sliding door leading out to the rear garden. Radiator and under stairs storage cupboard with a glazed window to the side aspect. Steps down leading into the kitchen.

## Kitchen

21' 9" maximum x 4' 10" maximum ( 6.63m maximum x 1.47m maximum )

Double glazed windows to the side aspect and single door leading out to the rear garden. There are both wall and base units, work top with sink and drainer, radiator, space for a freestanding cooker and space and plumbing for a washing machine.

## Landing

Double glazed window to the side aspect door to bedroom one, three and bathroom. Second set of stairs leading to bedroom two.

## Bedroom One

14' 2" to cupboard x 9' 8" ( 4.32m to cupboard x 2.95m )

Double glazed window to the front aspect, built in storage cupboard and a radiator.

## Bedroom Three

8' 4" x 7' 9" ( 2.54m x 2.36m )

Double glazed window to the rear aspect and radiator.

## Bathroom

Double glazed window to the rear aspect. Low level WC, wash basin and bath with shower above and a radiator.

## Bedroom Two

13' 1" x 12' 8" maximum ( 3.99m x 3.86m maximum )

Double glazed window to the rear aspect and Velux style window to the side aspect.

## Rear Garden

Fenced paneled garden with a paved patio, brick build flower beds, brick build shed and an opening to the front of the property.





**Ground Floor**



**First Floor**



**Second Floor**

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: E    Council Tax  
 Band: C

Tenure: Freehold

[check out more properties at connells.co.uk](http://checkoutmorepropertiesatconnells.co.uk)



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

Property Ref: STH104616 - 0007