



**Connells**

Huckson Road  
Bishops Itchington Southam

# Huckson Road Bishops Itchington Southam CV47 2TF

for sale  
**£325,000**



## Property Description

Connells are delighted to bring to market this well-presented three bedroom semi-detached family home which is ideally situated within the popular village of Bishops Itchington. The property briefly comprises of an entrance hall, lounge/diner, kitchen, conservatory, landing, three bedrooms, family bathroom, private rear garden, OFF-STREET PARKING for multiple vehicles & single 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 take-away, 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

Established shrub border, laid to lawn front garden and to the side of the property. Gravel stoned driveway giving direct access to garage and front door.

## Entrance Hall

Stairs rising to first floor accommodation, double glazed window to the front aspect, storage cupboard, radiator. Doors to kitchen and lounge diner.

## Kitchen

9' 3" x 8' 9" ( 2.82m x 2.67m )

Fitted with a range of wall and floor units with work surface over incorporating single bowl single drainer sink unit with mixer tap over, part tiled walls, integrated oven with hob and cooker hood over. Space for white goods. Double glazed window overlooking rear garden and doors to the side aspect.

## Lounge Dining Room

23' 7" x 11' 9" ( 7.19m x 3.58m )

Light and airy room with working fireplace, television aerial point and radiator. Double glazed window to the front aspect and a double glazed patio door leading to conservatory.

## Conservatory

11' 5" x 10' ( 3.48m x 3.05m )

UPVC and brick built construction with double glazed windows to the rear and side aspect and glazed door leading out to the rear garden.

## First Floor Landing

Double glazed window to the side aspect. Access to loft space which has a electrical socket, lights, Insulated and boarded, doors to bedrooms and bathroom.

## Bedroom One

12' 5" x 10' 8" ( 3.78m x 3.25m )

Double glazed window to the front aspect and a radiator.

## Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )

Double glazed window to the rear aspect and a radiator.

## Bedroom Three

7' 7" x 6' 11" ( 2.31m x 2.11m )

Double glazed window to the front aspect and a radiator.

## Bathroom

Fitted with a white suite comprising a range of bathroom furniture incorporating vanity hand wash basin with cupboards below, low level WC, fully tiled walls, panel bath with shower over. heated towel rail, extractor fan and a opaque double glazed window to the rear aspect.

## Rear Garden

Garden has a paved patio leading to lawn area established shrub borders and enclosed with timber panel fencing with gated access.

## Garage

15' 6" x 8' 3" ( 4.72m x 2.51m )

Single garage with an up and over door with power and light.

## Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

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84 Coventry Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104874](http://connells.co.uk/Property/STH104874)**



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.

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