

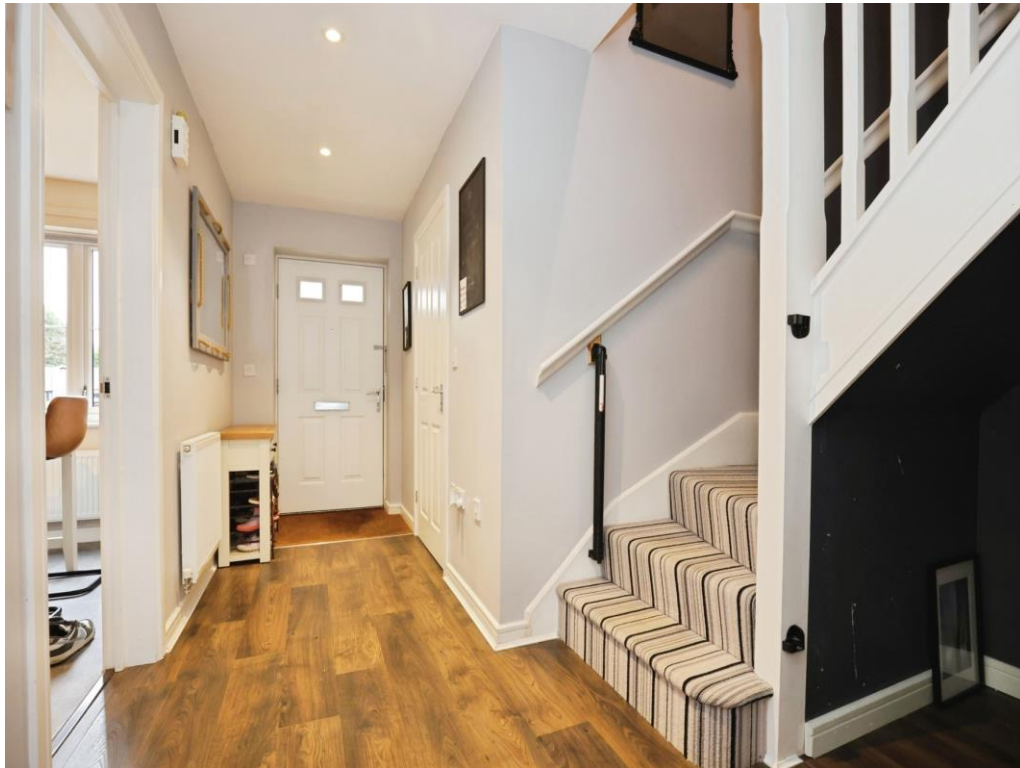


Connells

Marlow Green
Bishops Itchington Southam

Marlow Green Bishops Itchington Southam CV47 2QF

for sale shared ownership
£144,000



Property Description

Set within the highly desirable village of Bishops Itchington, is this three-bedroom semi-detached property offered for sale at 40% share via the shared ownership scheme. A perfect way to get your foot on the property ladder!

Offering spacious and modern living accommodation throughout, beginning with; a generously lounge, modern fitted kitchen with separate utility/guest cloakroom.

On the first floor there are three well-proportioned double bedrooms and a family bathroom.

Externally this home benefits from a good size and beautifully landscaped garden and driveway parking for two cars.

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.

Approach

Via driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard, ceiling spotlights, wood effect flooring, a radiator and doors to lounge and kitchen

Lounge

13' x 19' (3.96m x 5.79m)

Generously sized, light and airy lounge consisting of a built-in cupboard, ceiling spotlights, a radiator, wood effect flooring, a double glazed window to rear elevation and French doors leading to the garden.

Kitchen/Diner

9' x 15' (2.74m x 4.57m)

Modern kitchen fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a fridge/freezer, whilst providing space for a dishwasher. Comprising a radiator, a double glazed window to front elevation and a door to the utility room.

Utility/Cloakroom

4' 1" x 8' (1.24m x 2.44m)

Fitted with a wash hand basin, low level W/C, wall and base units with work surfaces over and tiling to the splash back areas. Providing space for a washing machine and space for a tumble dryer. With a heated towel rail and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft which is fully boarded, a radiator and doors to all bedrooms and the family bathroom.

Bedroom One

10' x 17' (3.05m x 5.18m)

Double bedroom benefitting from a built-in wardrobe, a radiator and a double glazed window to rear elevation with countryside views.

Bedroom Two

10' 1" x 10' 11" (3.07m x 3.33m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Three

10' 1" x 7' 11" (3.07m x 2.41m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bathroom

Modern three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a heated towel rail, an extractor fan and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to slabs and gravel. Fence enclosed with gated side access, a wooden shed and outdoor tap.

Parking

Driveway parking for two cars.

Lease/Shared Ownership Details

The property is lease hold with a lease length of 125 years from 27th January 2017.

The property is being sold at a 40% share as part of the shared ownership scheme via Orbit housing .

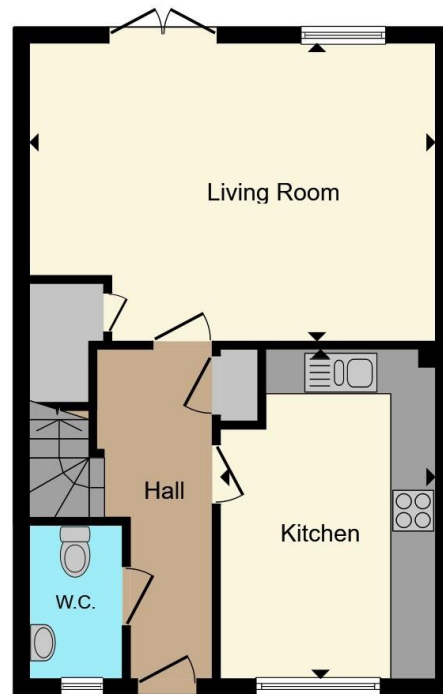
The current monthly rent on the remaining 60% is £469.89. Subject to management costs which include; a monthly service charge of £43.60, monthly management charge of £20.06 and a monthly insurance of £24.67.

Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. Connells have been advised the property can be stairs cased and purchased at the full 100% ownership.

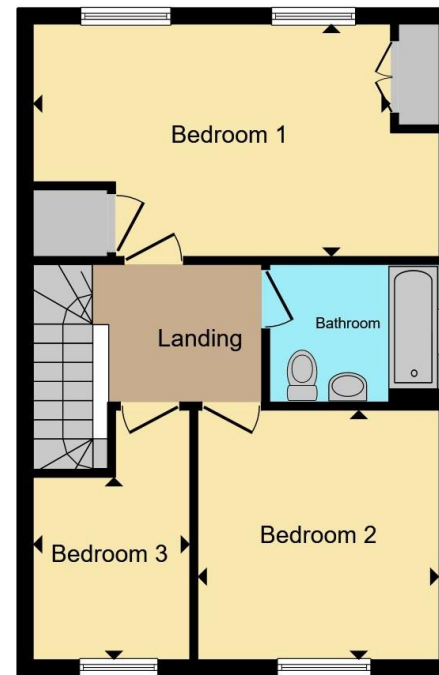








Ground Floor



First Floor

Total floor area 92.6 m² (996 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
 Band: C

Service Charge: 523.20 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH102972

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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