



12, Chapple Hyam Avenue, Southam, CV47 2AF

A well maintained, modern end of terrace townhouse, providing gas centrally heated two bedroomed and two bathroomed accommodation, in highly regarded village location, ideal for the first time buyer.



12 Chapple Hyam Avenue Southam CV47 2AF

Chapple Hyam Avenue

Is a popular, modern development, located close to the ever popular village of Bishops Itchington. The village containing a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. Also within easy reach of a number of work centres including Leamington Spa, Southam and Banbury and within easy reach of the M40. In recent years this particular village and this particular development has proved to be very popular.

ehB Residential are pleased to offer 12 Chapple Hyam Avenue which is an opportunity to acquire a well maintained, modern, end of terrace townhouse believed to have been originally constructed approximately 8 years ago by well known builders Persimmon Homes. The property features a well fitted kitchen, master bedroom with en-suite shower room/WC and occupies a good plot with twin off road car parking facility of note. The property is offered with IMMEDIATE VACAN POSSESSION and the Agents consider will appeal to ideally to first time buyers:-

In detail the accommodation comprises:-

Canopy Porch

Leads to the...

Entrance Hall

With timber and glazed panel entrance door, double radiator, cloaks cupboard.

Cloaroom/WC

With low flush WC, pedestal basin, mixer tap, tiled splashback, radiator.

Fitted Kitchen

9'4" x 7' (2.84m x 2.13m)

With extensive range of white faced base cupboard and drawer units with complimentary rolled edge work surfaces and returns, matching range of high level cupboards, inset single drainer one and half bowl stainless steel sink unit with mixer tap, built-in Electrolux oven, four ring ceramic hob with extractor hood over, appliance space, plumbing for automatic washing machine and dishwasher, boiler cupboard containing Ideal gas fired central heating boiler and programmer, spotlights.



Lounge/Dining Room

14'8" x 11'3" (4.47m x 3.43m)

With twin French doors overlooking rear garden, double radiator, staircase off, balustrade, TV point.

Stairs and Landing

Bedroom One

11'4" x 11'5" (3.45m x 3.48m)

With radiator, double built-in wardrobe, hanging rail, shelf.

En-Suite Shower Room/WC

5'6" x 5'1" (1.68m x 1.55m)

With tiled shower cubicle with integrated shower unit, wash hand basin inset to vanity unit with tiled splashback, low flush WC, heated towel rail, extractor fan.

Bedroom

10' x 8'4" (3.05m x 2.54m)

With access to roof space (pull down ladder), radiator, built-in single wardrobe with hanging rails.

Bathroom/WC

5'7" x 6'3" (1.70m x 1.91m)

With white suite comprising panelled bath, mixer tap shower attachment, with tiled splashbacks, vanity unit incorporating wash hand basin with mixer tap, low flush WC, extractor fan, heated towel rail.

Outside

The front garden is principally laid to lawn with flower borders, tarmac drive providing twin off-road car parking facility. With pedestrian side access to the good sized rear garden with shaped lawn, paved patio, bounded by close boarded fencing, timber garden shed.

Tenure

The property is currently held on a Leasehold arrangement. Currently there is approximately 990 years remaining of a 999 year lease (01/01/2015). However the Vendors are going to be buying the Freehold. Service charge is £475.07 per annum and ground rent is £150 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

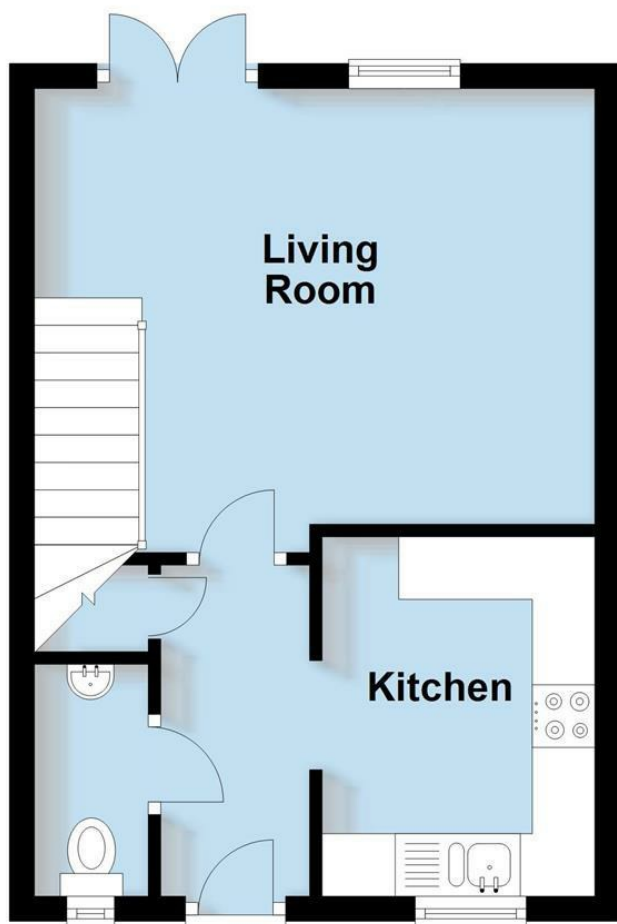
Council Tax Band C.

Location

CV47 2AF

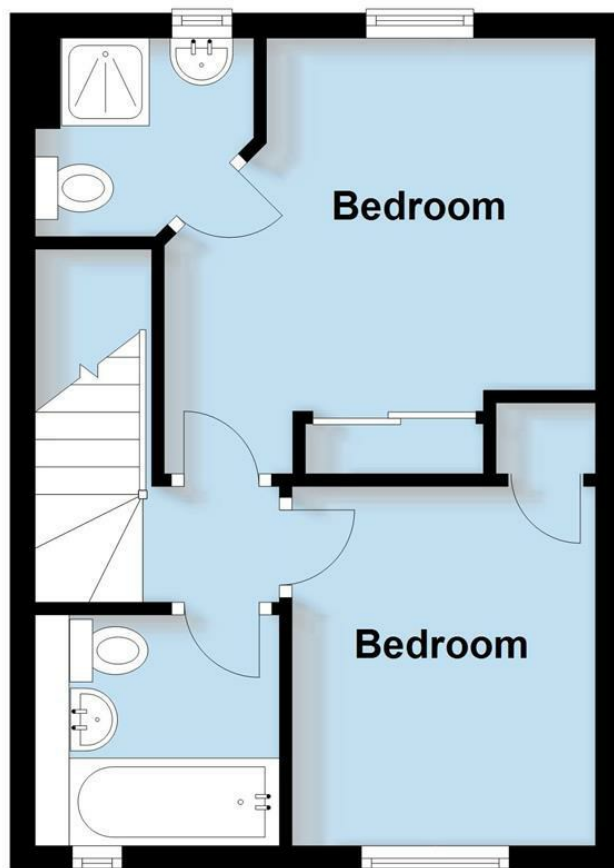
Ground Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx. 57.8 sq. metres (622.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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