



CHAPPLE HYAM AVENUE

SOUTHAM, CV47 2AF

GUIDE PRICE £225,000
FREEHOLD

Set on the outskirts of the highly desirable village of Bishop's Itchington, this well-presented and spacious two-bedroom home is ready to move into and is offered for sale with no onward chain.

CHAPPLE HYAM AVENUE

- No Chain
- 2 Double Bedrooms
- En Suite To Main
- Allocated Parking
- Well Presented
- Guest W/C
- Close To Amenities
- Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to all rooms within the home. The hallway is further enhanced by the convenience of a useful fitted storage cupboard, providing valuable additional storage space.

-Situated at the front of the home, the fully fitted kitchen is equipped with a range of wall and base units, providing ample storage and workspace. The kitchen is complete with an integrated electric oven and gas hob, along with freestanding space for additional white goods.

-Leading through to the rear of the home, you will find a bright and spacious lounge, beautifully flooded with natural light from the French doors that open directly onto the rear garden. The generous proportions provide a comfortable and inviting space.

First Floor:

-Situated at the rear of the home, the main bedroom offers generous double accommodation and benefits from the added luxury of a private en-suite shower room. The room is further complemented by built-in wardrobes, providing excellent storage space.

-Bedroom two is located at the front of the home and offers a further well-proportioned double bedroom, providing a versatile space for guests, family members or those working from home.

-The family bathroom is conveniently situated close to both bedrooms and is finished with a neutral tiled suite, comprising a bath with shower over, wash hand basin and WC.

Garden, Exterior and Further Property Information:

-Outside, the property benefits from an enclosed rear garden, offering a private outdoor space for the new owners to enjoy. Laid mainly to lawn and finished with a shed, the garden provides an excellent opportunity for someone to add their own personal touch and create their ideal outdoor space.

-The property further benefits from one allocated parking space, gas central heating and double glazing throughout, adding to the comfort and convenience this lovely home has to offer.

-Surrounded by the beautiful South Warwickshire countryside, yet conveniently positioned close to a wealth of local amenities and excellent road links, this lovely home offers an appealing combination of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

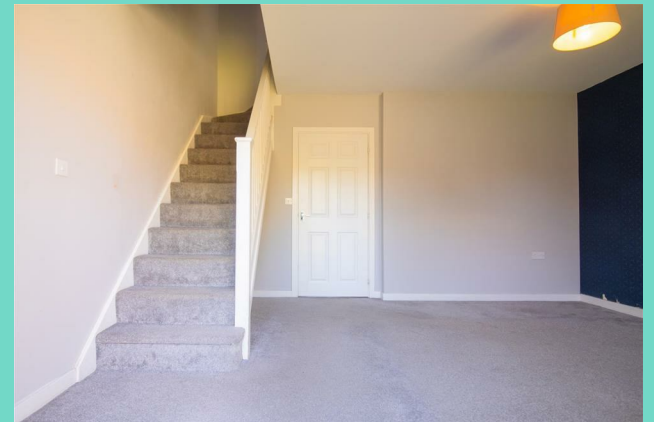
Maintenance Charge: £524.28 per annum

Disclaimer

It is our intention to ensure that the information contained within these particulars is as accurate as possible. However, please be aware that in some instances information may not have been available to us. Therefore, it is advisable to contact the office prior to viewing the property, particularly if there is anything that requires clarification, and we will be happy to confirm the position with the vendors.



CHAPPLE HYAM AVENUE



Ground Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.4 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk