



CHAPEL STREET SOUTHAM, CV47 2RB

GUIDE PRICE £400,000

A spacious and well-presented three-bedroom detached bungalow, ideally located in the heart of the sought-after village of Bishops Itchington, offering excellent local amenities and superb transport links.

CHAPEL STREET

- Detached Bungalow • Enclosed Rear Garden • Open Plan Kitchen/Diner • Off Road Parking • En Suite To Main Bed • 3 Bedrooms • Garage • Great Road Links Nearby • Village Location • Close To Amenities



A spacious and well-presented three-bedroom detached bungalow, ideally located in the heart of the sought-after village of Bishops Itchington, offering excellent local amenities and superb transport links.

Internal:

-You enter the property via a welcoming entrance hallway that provides access to all main rooms and sets the tone for the spacious layout throughout.

-At the rear of the home, overlooking the garden, is a well-presented open-plan kitchen/diner featuring a range of wall and base units, central island, space for a Rangemaster-style oven and a freestanding fridge/freezer, plus integrated washing machine and dishwasher, and access to the garden via a charming stable door.

-The lounge, located at the rear of the home, offers generous living space complete with a feature fireplace and patio doors that open out to the garden.

-Centrally located near the entrance and between all bedrooms, the family bathroom features a tiled suite, shower over bath, and a built-in storage cupboard for added convenience.

-The main bedroom, situated at the rear of the home, is a generous double room featuring French doors to the

garden, built-in wardrobes, and a modern en suite shower room for added luxury.

-Bedrooms two and three are both generous double rooms, located at the front of the home.

Garden, Exterior & Further Property Details:

-The home benefits from a generously sized, private garden mainly laid to lawn, featuring a patio area perfect for al fresco dining and summer entertaining.

-This charming home also offers the convenience of a single garage complete with electrics, driveway parking for several vehicles, gas central heating, and double glazing throughout.

Important Property Information:

Sale Price: Guide Price £400,000

Tenure: Freehold

EPC: TBC

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Restrictions: This property can not be extended upwards and has a foot access right of way to the side of the property boundary, for a neighbouring properties garden access.



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Total area: approx. 124.5 sq. metres (1340.1 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		
(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

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