



Connells

Chimney Crescent
Bishops Itchington Southam



Property Description

Connells are delighted to bring to market this immaculately presented and generously sized 25% SHARED OWNERSHIP TWO BEDROOM END-TERRACE HOME ideally situated on the popular Modern Development In the sought after village of BISHOPS ITCHINGTON. The property itself briefly comprises of a lounge, kitchen, landing, TWO BEDROOMS, bathroom, PRIVATE REAR GARDEN and DRIVEWAY with OFF-STREET parking.

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.

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 takeaway, 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

Situated in the very popular village of Bishops Itchington with a paved footpath leading to open canopy porch and glazed panel front door, lawn fore garden. Allocated parking for two cars directly to the side of the property.

Entrance Hall

Door to the front aspect, stairs rising to the first floor, radiator and carpeted floor.

Lounge

15' 4" up to kitchen x 10' 1" (4.67m up to kitchen x 3.07m)
Open plan with double glazed windows to the front and side aspect. Radiator, television point and storage cupboard.

Kitchen

11' x 10' 1" Maximum (3.35m x 3.07m Maximum)
Open plan Fitted with a range of wall and base units with surfaces over, incorporating one and half bowl sink with drainer unit, integrated electric oven, gas hob cooker hood over. Space for fridge/freezer and plumbing for washing machine, part tiled walls, radiator, Vinyl flooring, cupboard housing combi boiler and door to:

Inner Hall

Double glazed door leading out to the rear garden, radiator, Vinyl flooring, doors to kitchen and cloakroom.

Cloakroom

Fitted suite with low level WC. Wash hand basin, radiator, extractor fan and vinyl flooring.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

13' 8" x 11' 2" (4.17m x 3.40m)

Double glazed windows to the front aspect, radiator and carpet to floor and a storage cupboard.

Bedroom Two

13' 8" Maximum x 10' 7" (4.17m Maximum x 3.23m)

Double glazed window to the rear aspect, a radiator, storage cupboard and access to loft space.

Family Bathroom

Double glazed window to the side aspect. Fitted with a suite comprising of panel bath with shower attachment over, low level WC, wash hand basin, fully tiled, radiator and extractor fan.

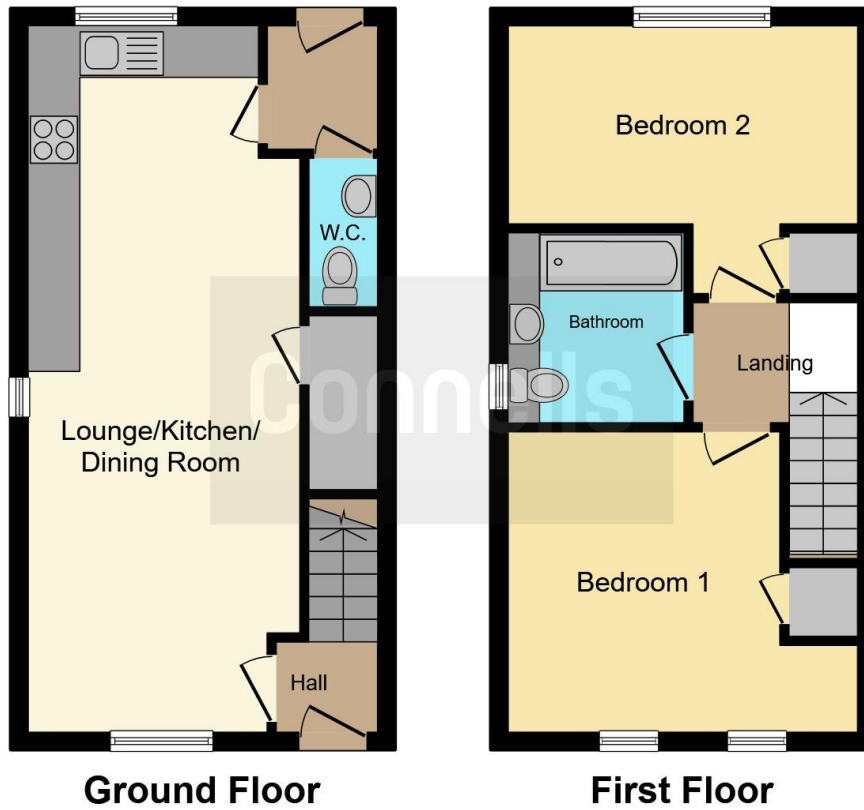
Rear Garden

Private North West facing garden with timber fencing with paved path leading to wooden shed. Mainly laid lawn, Pedestrian gated access.

Agent Notes

Currently, the Vendors details do not match the registered title at Land Registry ask the Branch for more details.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

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Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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