



Connells

Lias Crescent
Bishops Itchington Southam



Property Description

Connells are delighted to bring to market this well-presented and generously sized TWO BEDROOM SEMI-DETACHED 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, cloakroom, landing, TWO BEDROOMS, bathroom, PRIVATE REAR GARDEN, shrubbery front garden and DRIVEWAY. Situated behind the rear of the property, there is a large nature area that includes a lake, a wooded area and a gravelled pathway towards the village amenities.

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 on the edge of a very popular village of Bishops Itchington with a paved footpath leading to open canopy porch and panel front door, below a double glazed window, a shrubbery for garden and driveway 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 wooden floor.

Cloakroom

Double glazed window to the side aspect. Fitted suite with low level WC. Wash hand basin, and a radiator.

Kitchen

10' x 5' 9" (3.05m x 1.75m)

Double glazed window to the front aspect. Fitted with a range of wall and base units with surfaces over, incorporating one and half bowl sink with drainer unit, integrated gas oven, and gas hob cooker hood over. Integrated fridge/freezer, dish washer and washing machine, part tiled walls, radiator, wooden flooring and a cupboard housing combi boiler.

Lounge/ Diner

13' 2" x 12' 9" (4.01m x 3.89m)

Double glazed double doors to the rear aspect with full length windows. Radiator, television point and understairs storage cupboard.

First Floor Landing

Double glazed window to the side aspect. Doors to bedrooms and bathroom.

Bedroom One

10' x 8' 2" (3.05m x 2.49m)

Double glazed windows to the rear aspect. Built in wardrobes, radiator and carpet to floor.

Bedroom Two

12' 10" x 9' 6" (3.91m x 2.90m)

Double glazed windows to the front aspect, a radiator, built in cupboard and access to loft space.

Bathroom

Fitted with a suite comprising of panel bath with shower attachment over, low level WC, wash hand basin, fully tiled and radiator and extractor fan.

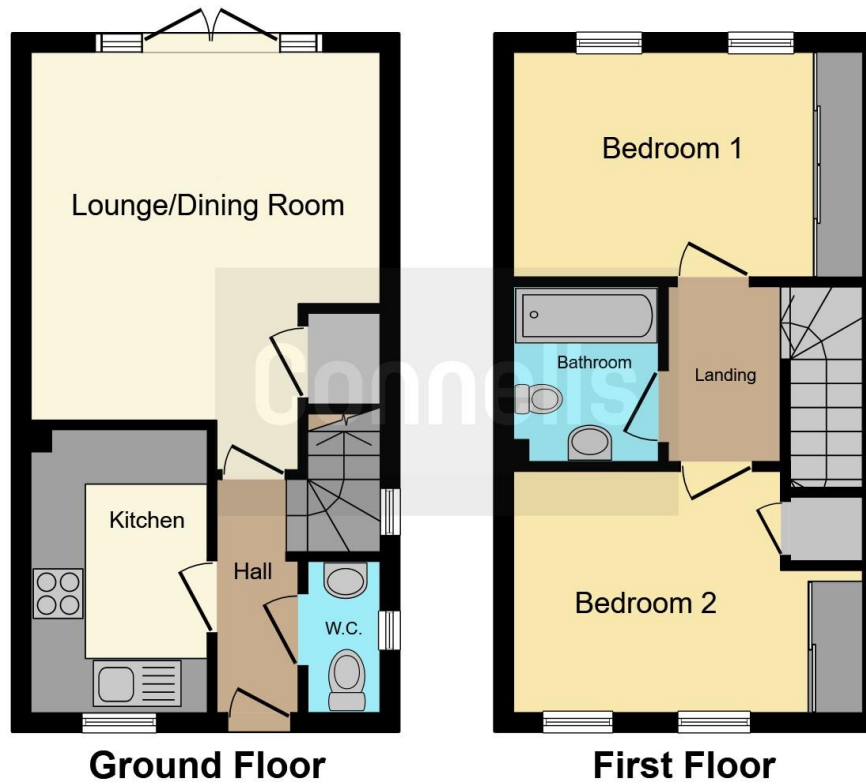
Rear Garden

Enclosed with timber fencing, landscaped garden with paved patio adjacent to the property leading to steps to laid lawn and wooden shed. Pedestrian gated access and raised flower beds.









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.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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