



Connells

Chimney 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 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, village shop, doctor's surgery, pub, social club, fish and chip take-away, hairdressers, St Michael's Church, Ladybirds Pre School, Bishops Itchington Primary School, Recreational facilities, Community Centre and Bishop's Itchington Memorial Hall. The Village Store a friendly local farm style shop and cafe.

Approach

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

Entrance Hall

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

Downstairs Wc

Having a double glazed window to the side of the property this downstairs wc has a fitted suite with low level WC. Wash hand basin, radiator and extractor fan.

Lounge/ Diner

14' 2" x 12' 9" (4.32m x 3.89m)

Glazed window to the rear aspect with French doors leading out to the rear garden. Under stairs storage cupboard, radiators.

Kitchen

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

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 electric oven, and gas hob cooker hood over. Integrated fridge/freezer and dish washer, washing machine, part tiled walls and a cupboard housing combi boiler.

First Floor Landing

Double glazed window to the side aspect, doors to bedrooms and bathroom.

Bedroom One

12' 9" x 8' 3" (3.89m x 2.51m)

Double glazed windows to the rear aspect, a radiator and aspect to loft space.

Bedroom Two

9' 3" x 12' 9" (2.82m x 3.89m)

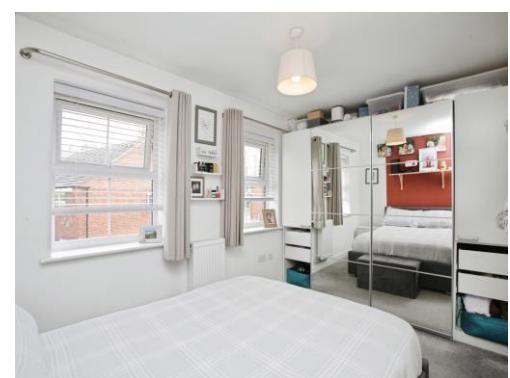
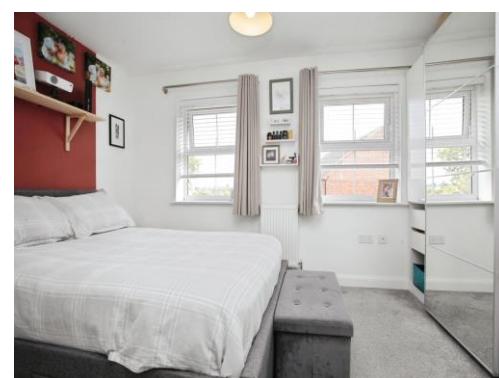
Double glazed windows to the front aspect and radiator

Bathroom

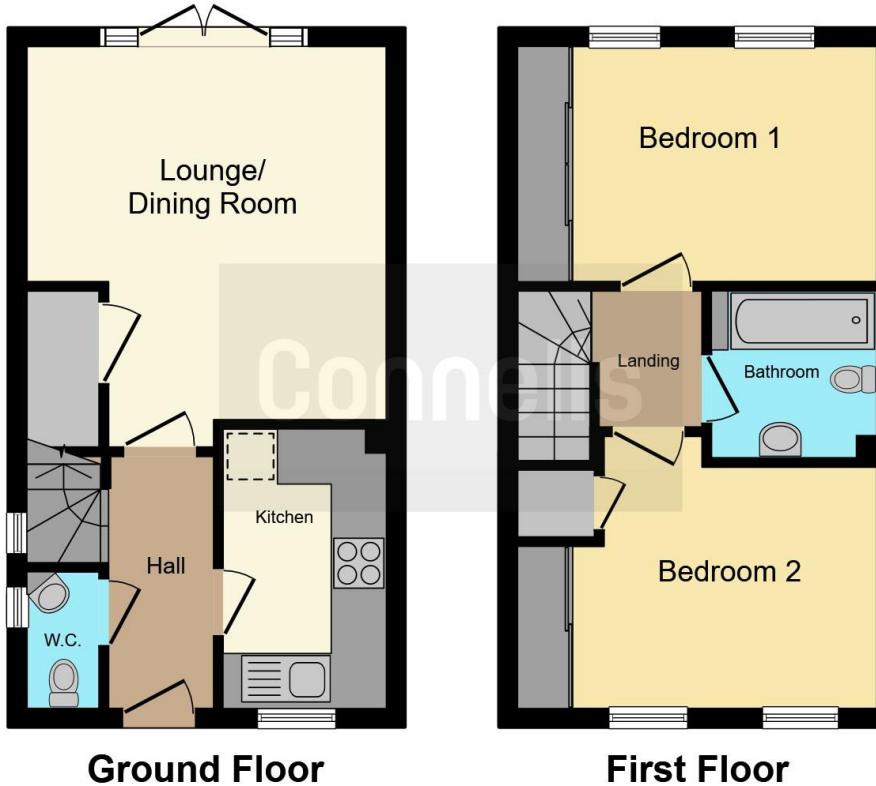
Fitted with a suite comprising of panel bath with shower attachment over, low level WC, wash hand basin, fully tiled and radiator and extractor fan.

Rear Garden

The rear garden is enclosed with timber fencing, paved patio, a gravel area and a laid lawn. The well-maintained garden with gate leading to the front aspect.







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 Council Tax
 Band: C

Tenure: Freehold

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