



HR ESTATE AGENTS

1 Bedrooms

House - Semi-Detached

Guide Price

£200,000

Located in

Bishops Itchington





6 Chimney Crescent

Bishops Itchington | CV47 2EH



We are pleased to bring to market this beautifully presented and rarely available one-bedroom semi detached home, ideally situated on the sought-after David Wilson Bishops Hill development. Finished to a high standard throughout, the property offers bright and airy accommodation with tasteful décor.

The modern open-plan living space includes a stylish fitted kitchen with integrated appliances, including an oven, hob, extractor, fridge/freezer, and dishwasher – all set within sleek units that offer both practicality and a clean, contemporary look. The layout flows perfectly for everyday living and entertaining.

Downstairs, the property comprises an inviting entrance hall, a convenient utility cupboard, a well-appointed shower room, and a generous double bedroom. Upstairs is the light-filled kitchen/living/dining area, designed to maximise space and comfort.

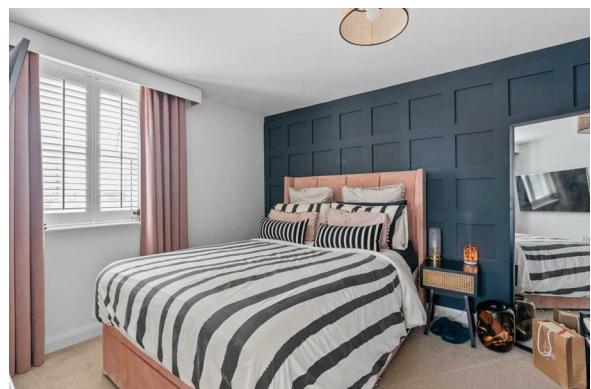
Externally, the private rear garden is low maintenance and includes a patio area and garden shed, with gated side access. To the front is an allocated off-street parking space.

Located in the desirable village of Bishops Itchington, the property offers excellent commuter access to Leamington Spa, Warwick, Banbury, and beyond via the M40 and local road networks. Southam is just a short distance away, offering further amenities in a welcoming market town setting.

A fantastic opportunity for first-time buyers, downsizers, or investors. Early viewing is highly recommended.

6 Chimney Crescent

£200,000 Freehold

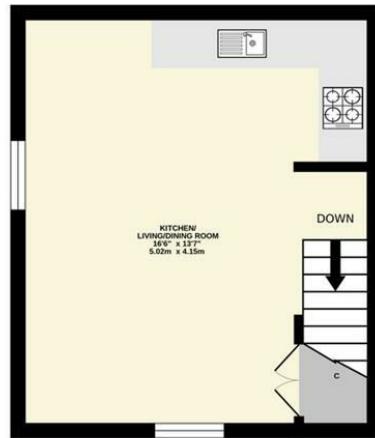


- 1 BED SEMI DETACHED
- £200,000
- GOOD INVESTMENT
- PROPERTY
- DOUBLE BEDROOM

- PERFECT FIRST TIME BUY
- BEAUTIFULLY PRESENTED
- PARKING AND GARDEN
- OPEN PLAN LIVING

GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, all measurements of doors, windows, stairs and internal items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplan 2005

Council Tax Band

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	
(81-91) B	82	
(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	

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