

## LIAS CRESCENT, BISHOPS ITCHINGTON CV47 2WJ



- **Three Bedroom Property**
  - **New build**
- **Two Car parking spaces**
  - **Garden with a shed**
- **Open plan kitchen diner with french doors**
  - **Integrated appliances included**
- **Restrictions: No Pets, No smoking**
  - **Part Finished**
  - **Sorry, No Pets**

**3 BEDROOMS**

**£1,350 PCM**

Escape to country life at Bishop's Hill, in the leafy Warwickshire village of Bishop's Itchington.

Really spacious, modern, 3 bedroom 2 bathroom semi detached home offered on a part furnished basis.

On the ground floor an entrance hall leads to a bright, cosy living room, and through to a modern kitchen / diner , with integrated appliances. French doors lead out to the patio area and private rear garden. There is also under stair storage and a guest W.C. On the first floor, there are 2 double bedrooms, master with en-suite shower, a 3rd single bedroom and a modern family bathroom with traditional 3 piece suite. and shower over bath.

**\*\* Furnishing includes L shaped sofa, 1 x double bed, Dining Table & Chairs\*\***

Outside there is a private rear garden and off street parking for two cars.

Sorry , no pets.

**Down stairs toilet 5'1" x 3'0" (1.561 x 0.915)**

A good size down stairs toilet with low level WC and a hand wash basin.

**Living Room 15'1" x 12'3" (4.604 x 3.746)**

Good size living room, lots of light with window to front elevation.

**Kitchen/ Diner 15'7" x 10'10" (4.750 x 3.310)**

A beautifully presented open plan kitchen diner with French doors leading out to the private garden. Modern kitchen that comes with all Zanussi appliances including a dishwasher, fridge/freezer and gas hob/oven. Stainless steel sink with mixer tap, window to rear elevation.

**Bedroom one with en-suite 10'7" x 10'8" (3.234 x 3.276)**

A lovely light airy bedroom with windows to the rear elevation with an En-suite shower room.

**On Suite 4'6" x 6'11" (1.385 x 2.119)**

Modern En-suite with wash hand basin low level WC and good size shower cubicle.

**Bedroom Two 8'1" x 12'9" (2.475 x 3.891)**

Good size double bedroom with window to front elevation.

**Bedroom Three 7'5" x 7'2" (2.286 x 2.186)**

Single bedroom with window to front elevation.

**Bathroom 5'11" x 7'1" (1.815 x 2.181)**

Beautiful bathroom with shower over the bath, low level WC, wash hand basin and a heated towel rail.

**Front of the property**

A lovely semi detached property with two parking spaces to the front of the property.

**Rear Garden**

A lovely size rear facing garden, laid to lawn with patio area, and a shed for storage.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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