



HOLT AVENUE

LEAMINGTON SPA, CV33 9RF

GUIDE PRICE £295,000

Set within the desirable village of Bishops Tachbrook, this spacious and immaculately presented two-bedroom semi-detached bungalow offers an exceptional standard of finish throughout. Recently improved and beautifully maintained, this lovely home has much to offer its next owners.

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- Immaculately Presented • Semi Detached Bungalow • Newly Renovated • Driveway • Single Garage • Great Road Links Nearby • Close To Amenities



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Property Accomodation:

-Upon entering the property, you are welcomed into an entrance porch that leads into the hallway, giving access to all rooms within the home.

-At the front of the home, you will find the open-plan kitchen/diner, fully fitted with a range of wall and base units and inclusive of an integrated fridge/freezer, electric oven, gas hob, and under-counter space for additional white goods. The kitchen also provides ample room for a dining table and offers access to the side driveway.

-The spacious lounge is located at the rear of the home and is flooded with natural light thanks to patio doors that overlook the rear garden. This attractive space is further enhanced by a stylish media wall with an integrated electric fire.

-The main bedroom is also situated at the rear of the home, enjoying views of the garden. It is a generously sized double room, complete with fitted wardrobes.

-Bedroom two is a further double room, conveniently located at the front of the property.

-Conveniently located near both bedrooms, the modern tiled shower room has been finished to a high standard, in keeping with the rest of the home, and is complete with a shower cubicle, hand basin, W/C, and heated towel rail.

Garden, Exterior and Further Property Information:

-To the rear, the home boasts a private and enclosed, low-maintenance garden, mainly laid to lawn with a patio area—perfect for alfresco dining during the summer months.

-This lovely home also benefits from a front garden, a detached single garage, a driveway with space for multiple vehicles, gas central heating, and double glazing throughout.

-With plenty of amenities and excellent road links nearby, this lovely property offers a perfect blend of convenience and comfortable living.

Important Property Information:

Tenure: Freehold

Local Authority: Warwick District Council

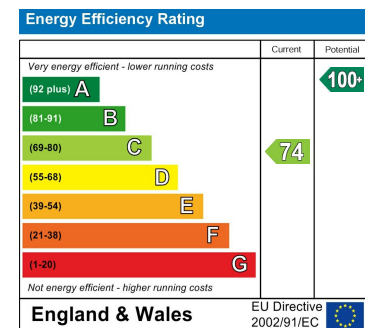
Council Tax Band: C

EPC: C



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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

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