

# BELVOIR!

Guide Price £325,000



## 3 De Stretford Drive

, Bishops Tachbrook CV33 9WE

NO CHAIN!

Nestled just off Harbury Lane, this 2-bedroom property offers a cozy and stylish escape, ideal for those in search of a laid-back lifestyle with convenient access to both Warwick and Leamington.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)



## ACCOMMODATION

The ground floor welcomes you with a bright and airy living room at the front, while the kitchen/diner, complete with a gas hob and integrated oven, dishwasher and washing machine, awaits at the rear. Completing the ground floor you'll find a convenient W/C, adding to the practicality of the home.

Upstairs, two bedrooms await, one of which is ensuite, offering ultimate comfort and convenience. The main bathroom features modern fixtures and a convenient shower over the bath, perfect for your daily routines.

The garden is accessed via French doors onto the patio, where gravel paths wind amidst raised beds and a convenient shed, creating a peaceful outdoor sanctuary. Surrounding the garden are pleached trees providing privacy screening, attractively lit with outdoor lighting.

The property benefits from a private driveway, offering easy parking right at your doorstep.

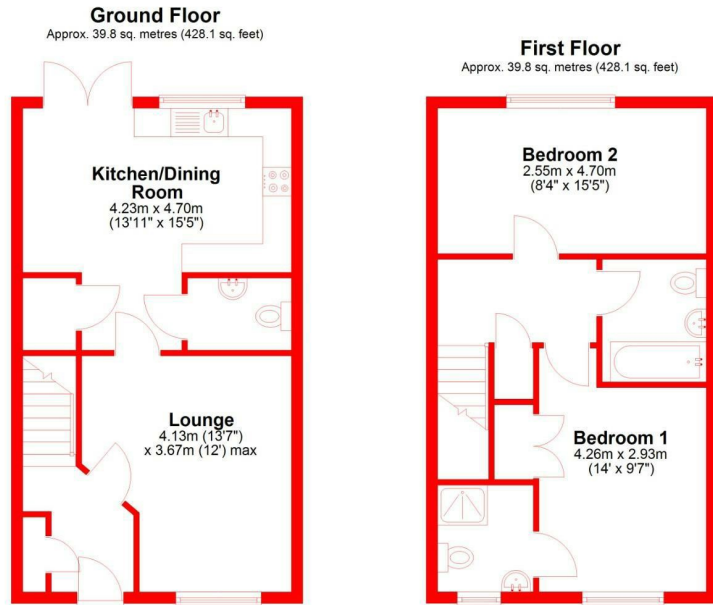
In summary, this 2-bedroom new build off Harbury Lane offers a simple yet comfortable lifestyle in a fantastic location, providing a welcoming retreat to call home. Explore the nearby towns of Warwick and Leamington, where historic streets, local shops, and scenic parks await just a short drive away.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings - Strictly by appointment through the Agents only.

Belvoir and our partners provide a range of services to buyers, although you are free



Total area: approx. 79.6 sq. metres (856.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	<b>96</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>84</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

01926 422251  
22-23 Denby Buildings, Regent Grove,  
Leamington Spa, Warwickshire, CV32 4NY  
Email: amy.cunningham@belvoir.co.uk  
www.belvoir.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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