



Overberry Orchard, Leamington Spa, CV33 9SJ

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

Offered for sale with no chain and having been remodelled and improved by the current vendors a stylish two bedroom terrace property with garage set in a quiet cul de sac within a popular village.

Internally this home offers an entrance hallway, living room, improved kitchen dining room giving access to the rear garden. Whilst to the first floor there are two spacious bedrooms and a family bathroom.

To the rear of the property there is a private garden made up of an artificial lawn and a decked area. There is also a garage situated enbloc.

This lovely property is located in the popular village of Bishops Tachbrook. This well serviced village has a primary school, doctors surgery, park, public house plus local shops and offers excellent access to the local transport links.





## Key Features

- Chain free purchase
- Garage enbloc
- Updated and improved by the current sellers
- Popular village location
- Stylish presentation throughout
- Super access for local transport links
- Cul de sac location
- Energy rating C

**Guide Price**  
**£265,000**



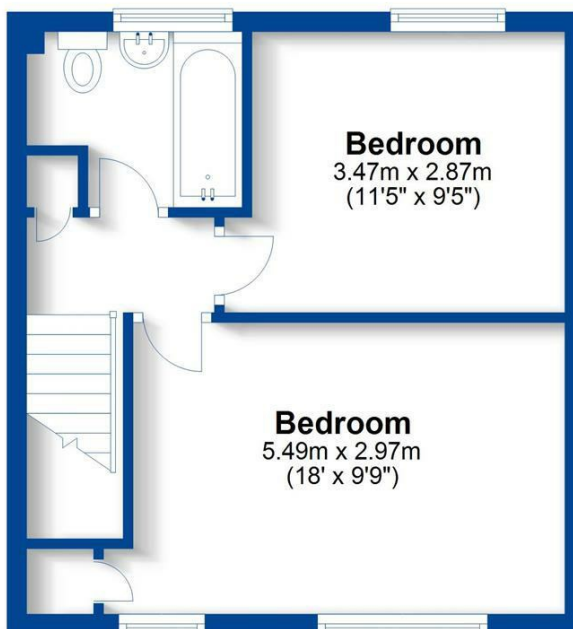
## Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Warwick District Council

Total area: approx. 66.9 sq. metres (720.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact  
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