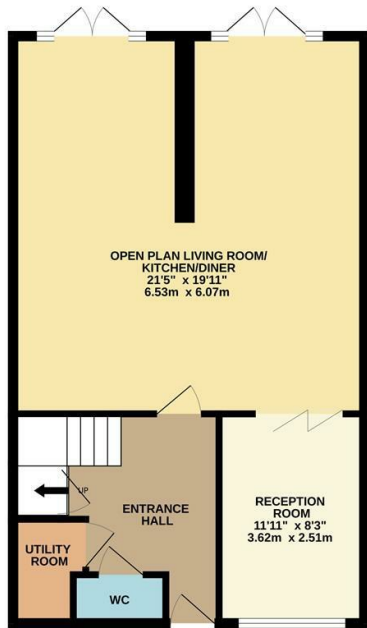


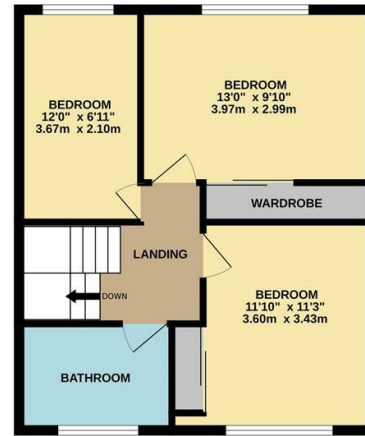
12 Court Close, Leamington Spa  
Offers Over £325,000

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GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other 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.  
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An outstanding semi-detached three bedroom family home, located in the popular village of Bishops Tachbrook. Benefiting from a fantastic open plan living room/kitchen/diner the property briefly comprises: entrance hall/downstairs WC, utility room, understairs storage, the aforementioned open plan living room/kitchen/diner the property and an additional reception room with bifolding doors. Upstairs are two double bedrooms with built in storage, and a good sized single bedroom again with built in wardrobes. There is also a modern family bathroom. To the rear is a lawned garden and shed. To the front is another pleasant lawned garden.

The picturesque village itself boasts a OFSTED rated 'Good' primary school, church, general store and pub. It is located a couple of miles outside of Leamington Spa, with excellent access to the national road network, and a short distance from the area's major employers, Jaguar Land Rover and National Grid. Opportunities to buy a family home at this price point within Bishops Tachbrook are rare, therefore it is advised to contact us at the earliest opportunity to arrange your own viewing. Call us today.

Council Tax Band - D - £2,144 per year

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