



Overberry Orchard | Bishop's Tachbrook | Leamington Spa | CV33 9SJ

Offers in the region of £300,000



KINGSWAY
ESTATE AGENTS

Key features

- Large & Landscaped Rear Garden
- Newly Renovated Bathroom
- Two Double Bedrooms
- EPC Rating: D

Description

A beautifully presented two double bedroom semi-detached property, benefiting from having a good sized garden with a perfect space to build a home office/workshop.

The property comprises an entrance hallway, open-plan living, dining, kitchen, and conservatory. Upstairs are two double bedrooms and a family bathroom. Outside offers an attractive landscaped rear garden which extends to the side, behind the communal garages.

Located approximately three and a half miles South of Leamington Spa is the popular village of Bishops Tachbrook. With a primary school, doctors surgery, park, public house, community centre, and sports and social club.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Kitchen

9'3" x 9'0"

Living/Dining Room

19'7" x 11'0" max

Conservatory

17'1" x 5'11"

Master Bedroom

14'7" x 9'10"

Bedroom Two

11'6" max x 9'6"

Bathroom

7'3" x 5'6"







Floor plans



Total Floor Area: 75.5 sq.m. (812.67 sq.ft) Approx

The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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