



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

Offers in the region of £300,000



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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

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

Kitchen
9'3" x 9'0" (2.82m x 2.76m)

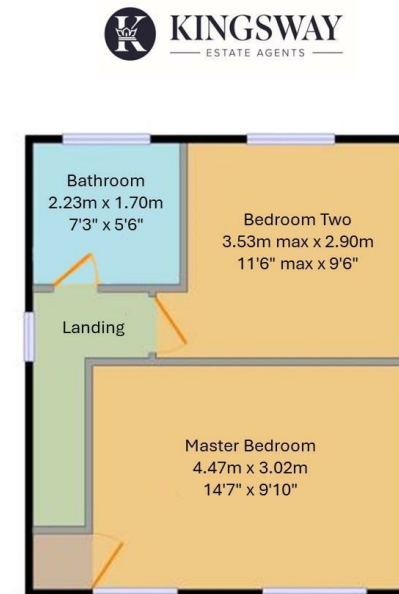
Living/Dining Room
19'7" x 11'0" max (5.97m x 3.37m max)

Conservatory
17'1" x 5'11" (5.23m x 1.82m)

Master Bedroom
14'7" x 9'10" (4.47m x 3.02m)

Bedroom Two
11'6" max x 9'6" (3.53m max x 2.90m)

Bathroom
7'3" x 5'6" (2.23m x 1.70)



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

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