



Connells

Royal Boulevard
Bishops Tachbrook Leamington Spa



Property Description

Immaculately presented two double bedroom end-of-terraced family home, situated in a popular development in Bishops Tachbrook! Ideally located close to local amenities and schools, including the new Oakley Wood School which is due to be ready in September 2024!

This property has been well-maintained by the current owner and briefly comprises; a welcoming entrance hallway, spacious, light and airy lounge/kitchen/diner as well as the downstairs W/C.

To the first floor there are two double bedrooms and the family bathroom.

Externally there is a driveway providing off road parking for several cars and a beautifully maintained rear garden.

Approach

Via front garden with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs w/c and open plan lounge/kitchen/diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

Open Plan Lounge/Kitchen/Diner

25' 4" max x 13' 5" (7.72m max x 4.09m)

Lounge/dining Area

Light and airy lounge/dining area having an under stairs storage cupboard, a radiator??, laminate flooring and French doors leading to the rear garden.

Kitchen Area

Modern and immaculate kitchen, fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher, a washer/dryer and a fridge/freezer. With a radiator, laminate flooring and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway, with access to the loft, a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

Bedroom One

9' 1" x 10' 1" (2.77m x 3.07m)

Double bedroom with a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, a shower cubicle, low level W/c, partly tiled walls, tiled flooring and a heated towel rail.

Bedroom Two

7' 5" x 11' 4" (2.26m x 3.45m)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, a bath with shower over, low level W/c, partly tiled walls, tiled flooring, a shaver point and a heated towel rail.

Outside

Front Of The Property

There is a well-maintained front garden which is laid to lawn.

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area.

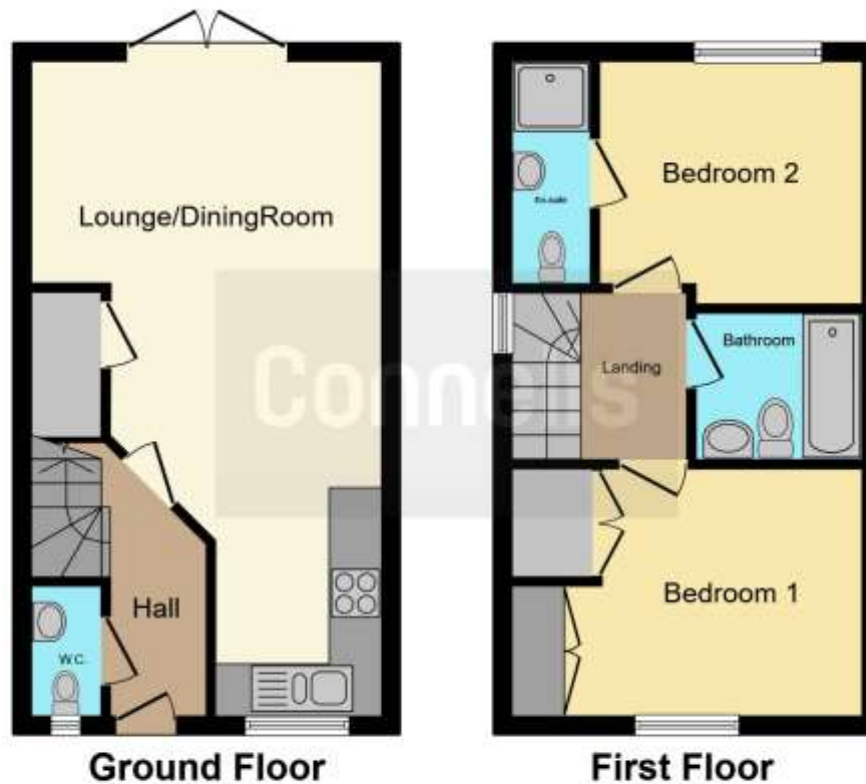
Parking

Driveway to the side of the property providing off road parking for two cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313185



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313185 - 0003