

Underhill Way Bishops Tachbrook Leamington Spa









Property Description

Located in Bishops Tachbrook, just off the Oakley Wood Road is this beautifully presented three bedroom semi detached family home positioned in a cul-de-sac and located within close proximity to the Primary School.

The property comprises a hallway, lounge with understairs storage, spacious kitchen/diner, utility area and downstairs cloakroom, three bedrooms with en-suite to the master and main family bathroom.

The garden has been landscaped and benefits from a southerly aspect.

There is off road parking for two vehicles.

Approach

Entrance Hallway

Having stairs rising to the first floor and comprising a radiator and a door to the lounge.

Lounge

14' 3" x 12' max (4.34m x 3.66m max)

Spacious, light and airy lounge having a television point, a radiator, double glazed windows to front and side elevations and a door to the kitchen.

Kitchen

11' 8" x 12' 2" (3.56m x 3.71m)

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with extractor fan over, a dishwasher and a fridge/freezer. Comprising tiled flooring, a radiator, ceiling spotlights, French doors leading to the garden, a door to the downstairs cloakroom and access to the utility area.

Utility Area

Housing the central heating boiler whilst providing space for a washing machine. Comprising tiled flooring.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiled flooring and a radiator.

First Floor

Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

Bedroom One

9'5" x 9' (2.87m x 2.74m)

The master bedroom benefits from fitted wardrobes, a television point, a radiator and a double glazed window to rear elevation.

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle and a low level W/C. Having a shaver point, a heated towel rail, ceiling spotlights and a double glazed window to rear elevation.

Bedroom Two

10' 2" x 8' 8" (3.10m x 2.64m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Three

6'8" x 11'8" (2.03m x 3.56m)

Having a cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over and a low level W/C. Having a shaver point, ceiling spotlights and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

Parking

Driveway providing off road parking to the front of the property.

Agent's Note

We understand from our seller that there is an annual estate/management charge of $\pounds 167.00$.











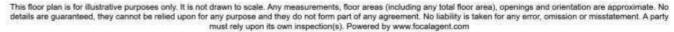






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