



Connells

Antrobus Gardens
Bishops Tachbrook Leamington Spa

Antrobus Gardens Bishops Tachbrook Leamington Spa CV33 9UT

for sale
£415,000



Property Description

Set within a sought after location on the edge of the development this spacious four bedroom three story townhouse would make an ideal family home. Offering a wealth of generous and immaculate accommodation having been lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, kitchen dining room, lounge and cloakroom. To the first floor are two double bedrooms, a third single and the family bathroom. To the second floor is the master suite benefitting from an ensuite shower room.

Externally the property benefits from a position at the end of a cul-de-sac with a driveway, single garage, private rear garden and open views!

Approach

Set back from the road behind the driveway with a pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor and two understairs storage cupboards. Comprising a radiator and doors to the downstairs cloakroom, kitchen diner and lounge.

Downstairs W/C

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

Lounge

16' 6" x 10' 2" (5.03m x 3.10m)

Spacious, light and airy lounge having a radiator, a double glazed window to rear elevation and French doors leading to the garden.

Kitchen Dining Room

15' 4" x 9' 8" (4.67m x 2.95m)

Immaculate kitchen dining room fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back area, incorporating a one and a half bowl, sink drainer unit. Integrated appliances include; an electric oven, a gas hob with cooker hood over and a dishwasher, with space for a washing machine and space for a fridge/freezer. Having a radiator and double glazed window to the front elevation.



First Floor

Landing

The stairs lead from the entrance hallway with doors off to three bedrooms and the family bathroom.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom Three

13' 5" x 9' 7" (4.09m x 2.92m)

Double bedroom comprising fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Four

6' 8" x 10' 3" (2.03m x 3.12m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a modern three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a heated towel rail and a double glazed window to front elevation.

Second Floor

Master Bedroom

11' 1" max x 19' 5" max (3.38m max x 5.92m max)

Generously sized double bedroom having fitted wardrobes, a radiator, a dormer window

to front elevation, a skylight to rear elevation and a door to;

En-Suite

Fitted with a modern three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, a shaver point, an extractor fan and a double glazed window to rear elevation.

Outside

Rear Garden

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

Parking

Driveway to the front of the property providing parking for two cars.

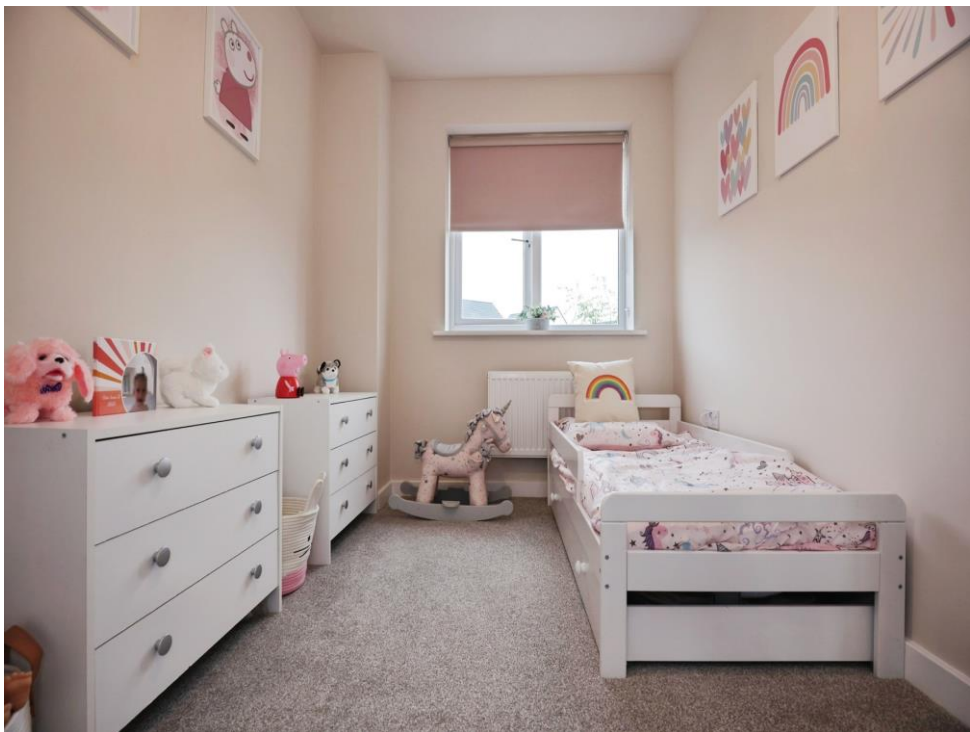
Garage

Connells advise an internal inspection of the garage is yet to be carried out.

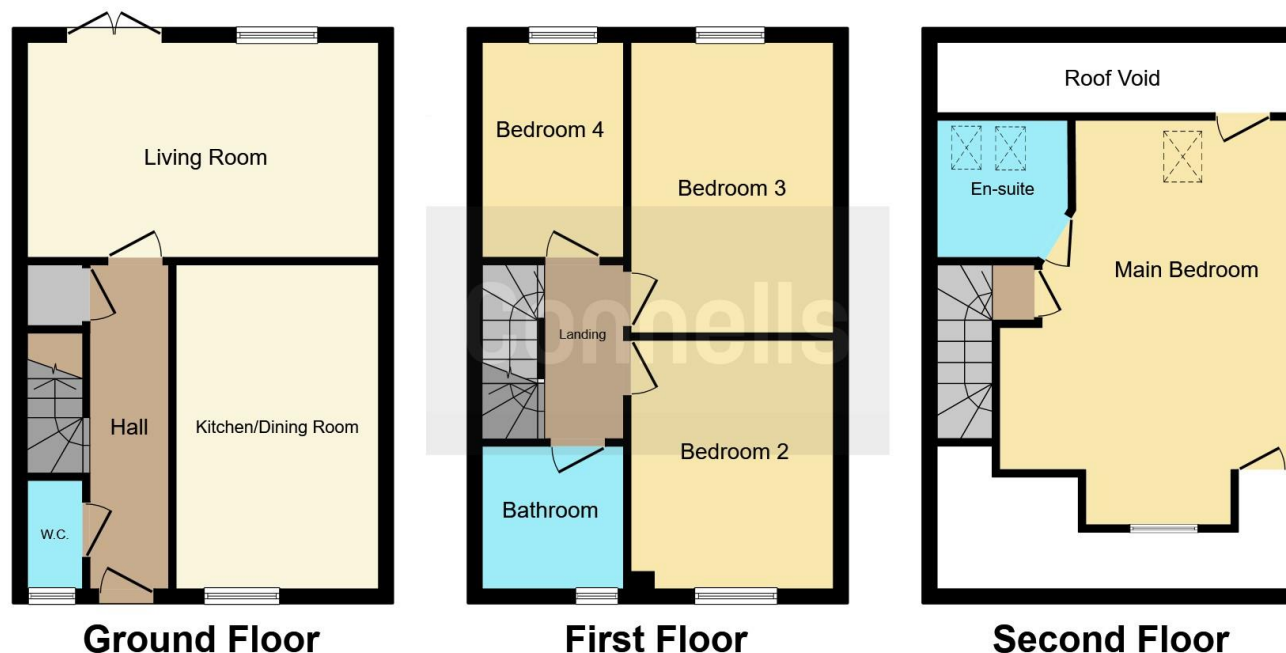
Agent's Note

There is an annual service charge of £93.35 associated to Bishops Gate.









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

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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