



Connells

Ryefields
Bishops Tachbrook Leamington Spa

Ryefields Bishops Tachbrook Leamington Spa CV33 9UB

for sale offers over
£270,000



Property Description

Two bedroom detached bungalow offered for sale with no onward chain!

Located in the picturesque village of Bishops Tachbrook, this fantastic two bedroom detached bungalow offers excellent potential for renovation and extension (STPP) and offers stunning open views to the rear!

Key features:

A spacious lounge diner ideal for relaxing or entertaining.

Separate kitchen awaiting your personal touch and modernisation.

Two double bedrooms offering ample space for rest and relaxation.

Conservatory providing a peaceful retreat and additional living space.

Single garage offering secure parking and storage.

Generous driveway providing off road parking for several cars.

Side and rear gardens with stunning field views!

Potential to extend and modernise:

With scope to extend and modernise, this bungalow offers a blank canvas for you to create your dream home. Whether you are looking to update the interior, extend the living space or completely renovate the possibilities are endless!

Approach

The property is set back from the road behind the lawned fore garden and driveway leading to the front entrance.

Entrance Hallway

Benefitting from a built-in cupboard and doors off to the kitchen and lounge diner.

Kitchen

6' 2" x 10' 5" (1.88m x 3.17m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances whilst housing the central heating boiler. With a radiator and a double glazed window to side elevation.

Lounge Dining Room

16' 7" plus bay x 10' 11" (5.05m plus bay x 3.33m)

Spacious, light and airy lounge, consisting of a feature fire place, a radiator and a double glazed bay window to front elevation.

Inner Hallway

There is access to the loft via a hatch and doors to both bedrooms and the family bathroom.

Bedroom One

15' x 7' 9" (4.57m x 2.36m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Double bedroom having a radiator and sliding patio doors leading to the conservatory.

Conservatory

9' 4" x 11' 10" (2.84m x 3.61m)

UPVC construction with a plastic roof comprising fitted wall lights, tiled flooring, double glazed windows to side and rear elevations and sliding patio doors leading to the garden.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls, a radiator, a double glazed window to side elevation and a built-in cupboard.

Outside

Garden

Good size garden to the rear and side of the property being mainly laid to lawn with a patio area and being fence enclosed.

Parking

Driveway providing off road parking for several cars.

Garage

17' 10" x 9' 9" (5.44m x 2.97m)

Having power, light and an up and over door.

Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential

timeframes involved.

Seller's Comments

Very peaceful and lovely neighbourhood, with spectacular views at the back. Watching sunsets from the conservatory is glorious!









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: E Council Tax
 Band: D

Tenure: Freehold

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