



**9 Vicarage Rise**

Bishops Tachbrook **CV33 9SH**

Price Guide £325,000



# 9 Vicarage Rise

Being attractively positioned in a no-through road, this three bedroomed semi-detached house is of modern design and provides accommodation ideal for the first time purchaser or young family. Incorporating gas fired central heating, together with UPVC double glazed windows, the accommodation includes lounge/dining room, kitchen, three bedrooms and modern bathroom. Externally the property is complimented by gardens to front and rear with the rear garden featuring twin patio areas to maximise the sun at different times of the day, along with off-road parking for approximately three cars in tandem and direct access to garage. Overall this is a comfortable and attractive home situated within a popular village location.

## LOCATION

Bishops Tachbrook lies approximately three miles south of central Leamington Spa and offers a good range of day-to-day amenities including a village primary school, village general store, village club, sports amenities and a popular public house and eatery, The Leopard. There are excellent local road links available, including those to neighbouring towns and centres, the Midland motorway network, notably the M40 and the Jaguar Land Rover and Aston Martin installations at Gaydon.

## ON THE GROUND FLOOR

### RECESSED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard and door to:-

### LOUNGE/DINING ROOM

6.53m x 3.43m max / 2.44m min (21'5" x 11'3" max / 8'0" min)

Having UPVC double glazed window to front elevation and UPVC double glazed French style doors from the dining area giving access to the rear

garden, feature marble fireplace housing an open coal effect living flame gas fire, two central heating radiators and coving to ceiling.

### KITCHEN

2.82m x 2.77m (9'3" x 9'1")

Fitted with a range of panelled style units in white comprising base cupboards and drawers, together with a range of coordinating wall cabinets to two sides, roll edged granite effect worktops with tiled splashbacks, inset 1½ bowl stainless steel sink unit with mixer tap, fitted stainless steel gas hob with filter hood over and fitted electric oven below, space for washing machine and fridge freezer, central heating radiator, tile effect flooring, UPVC double glazed window and UPVC double glazed door giving external access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

With UPVC double glazed window to side elevation, built-in cupboard housing the Vaillant gas fired boiler, access trap to the roof space with retractable loft ladder and being partly boarded for storage. Doors radiating to:-

### BEDROOM ONE (FRONT)

3.71m max x 2.64m max (12'2" max x 8'8" max)

Being fitted with a useful range of fitted bedroom furniture comprising wardrobes, overhead storage cupboards, bedside drawer cabinets and dressing table. UPVC double glazed window and central heating radiator.

### BEDROOM TWO (REAR)

3.10m x 2.77m (10'2" x 9'1")

With UPVC double glazed window and central heating radiator.

### BEDROOM THREE (FRONT)

2.69m max x 2.36m max (8'10" max x 7'9" max)

- forming an 'L' shape and incorporating stair bulk head with fitted storage cupboard over.

Having UPVC double glazed window and central heating radiator.

### BATHROOM

Being partly ceramic tiled to the walls and having ceramic tiled floor complimented by three piece white suite comprising low level WC, inset wash hand basin with mixer tap and integrated storage below, panelled bath with Triton electric shower unit

## Features

Semi-Detached House

Lounge/Dining Room

Kitchen

Three Bedrooms

Modern Bathroom

Parking for Approx. Three Cars

Garage

Lawned Gardens to Front and Rear



over and glazed shower screen, central heating radiator and obscure UPVC double glazed window.

## OUTSIDE

### FRONT

A lawned foregarden, to the left of which is a paved driveway providing off-road parking space for approximately three cars in tandem. There is also an external bin store to the front of the property which also houses the gas meter. The driveway continues past the side of the house to give direct vehicular access to:-

### GARAGE

Being of brick construction with up and over door fronting and having electric light and power.

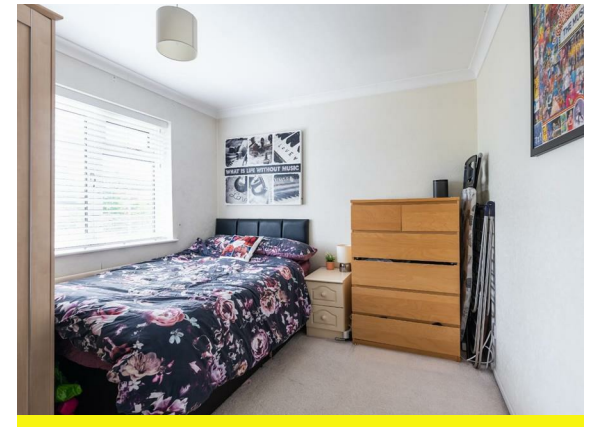
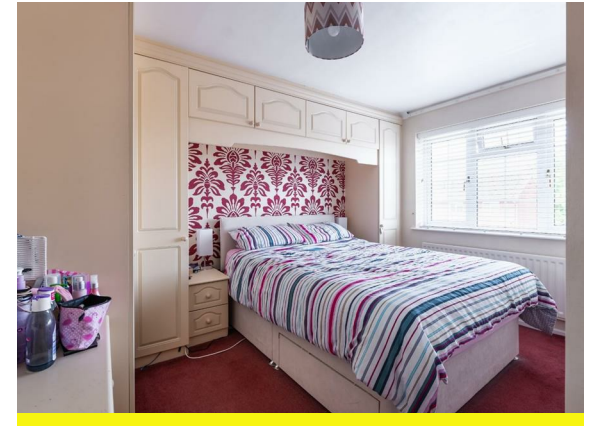
### REAR

A pleasant rear garden which offers a good degree of privacy, not being directly overlooked from the rear and having a generous paved patio area immediately to the rear of the house, beyond which the remainder of the garden is lawned with a further secluded paved patio area tucked away to the far corner, strategically placed to catch the sun later in the day.

## DIRECTIONS

Postcode for sat-nav - CV33 9SH.



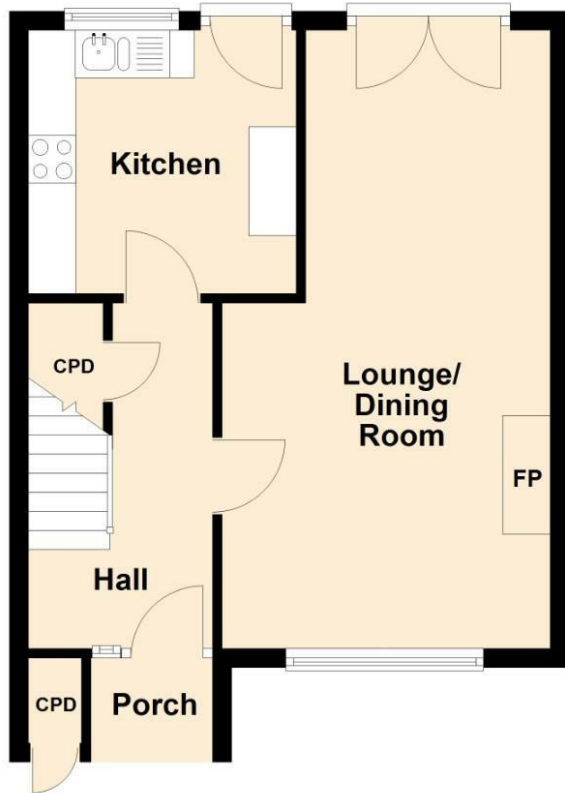




## Floorplan

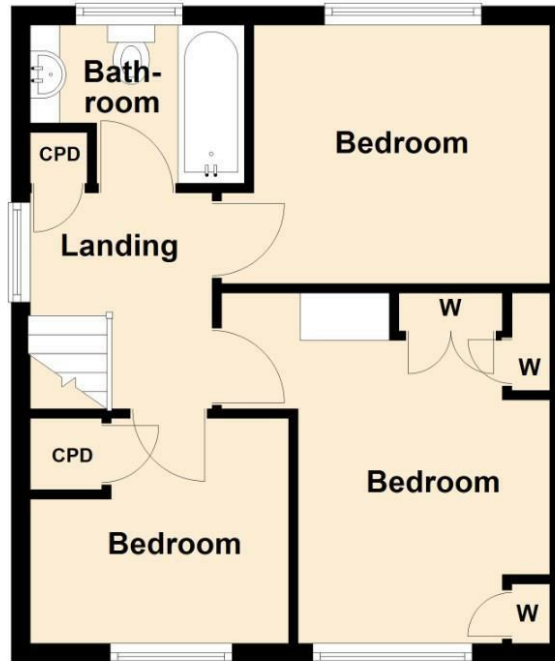
### Ground Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



### First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 73.6 sq. metres (792.3 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

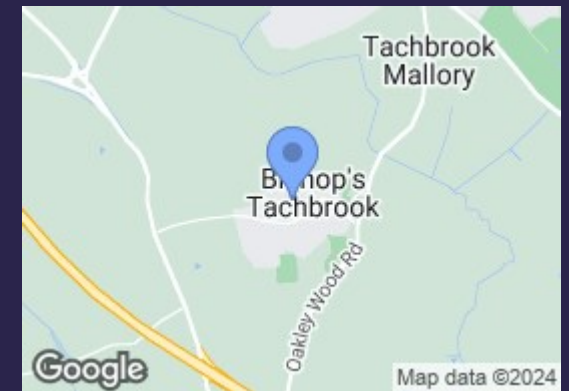
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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