



# 9 Overberry Orchard

Bishops Tachbrook **CV33 9SJ**

Guide Price £325,000



# 9 Overberry Orchard

## Bishops Tachbrook

This 1970's built semi-detached house is attractively positioned at the end of Overberry Orchard with pedestrian access to the front and vehicular access to the rear. The house enjoys an outlook from the front over a green area to the opposite side of Argyle Way. Internally, the gas centrally heated and UPVC double glazed accommodation features a through lounge/dining room and kitchen to the ground floor, whilst on the first the three bedrooms and complimented by a newly re-fitted bathroom. Having gardens to front and rear along with off-road parking and direct access to an adjoining garage approached from Vicarage Rise, this is an ideal home for the young family 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 inset downlighters and obscure 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 3.45m max / 2.46m min (21'5" x 11'4" max / 8'1" min)

With UPVC double glazed windows to front and rear elevations, two central heating radiators, feature fireplace with inset coal effect living flame gas fire and marble surround and hearth. Door giving access from the dining area to:-

#### KITCHEN

2.79m x 2.74m (9'2" x 9'0")

Being fitted with a range of units in an oak panelled style finish comprising roll edged marble effect

worktops with tiled splashbacks, inset single drainer stainless steel sink unit, base cupboards and drawers with coordinating wall cabinets to two sides, integrated Hotpoint dishwasher, space for cooker with filter hood over and space and connection for automatic washing machine, ceramic tiled floor, inset ceiling downlighters, wall mounted Vaillant gas fired boiler, UPVC double glazed window and double glazed door alongside giving external access to the rear garden.

### ON THE FIRST FLOOR

#### LANDING

With access trap to the roof space, built-in linen/storage cupboard and doors to:-

#### BEDROOM ONE (FRONT)

3.66m x 2.67m + door recess (12'0" x 8'9" + door recess)

Having UPVC double glazed window and central heating radiator.

#### BEDROOM TWO (REAR)

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

With UPVC double glazed window and central heating radiator.

#### BEDROOM THREE (FRONT)

2.67m max x 2.36m max (8'9" max x 7'9" max)

- forming an 'L' shape and including stair bulkhead with built-in storage cupboard over the stair bulkhead, UPVC double glazed window and central heating radiator.

#### NEWLY RE-FITTED BATHROOM

With fully ceramic tiled walls to two sides

### Features

1970's Built Semi-Detached House

Popular Village Location

Lounge/Dining Room

Kitchen

Three Bedrooms

Newly Re-fitted Bathroom

Gardens to Front and Rear

Driveway and Garage

Ideal for Young Family

complimented by a contemporary three piece white suite comprising low level WC, wash hand basin with mixer tap and integrated storage cupboard below, panelled bath with mixer tap and fitted shower unit over, shower screen, inset ceiling downlighters, obscure UPVC double glazed window and central heating radiator.

### OUTSIDE

#### FRONT

The house is set behind a lawned foregarden with Leylandii providing screening to the front and paved pathway to the front entrance door. There is a useful built-in bin store to the side of the entrance porch.

#### REAR GARDEN

The rear garden has a paved patio area at lower level with re-claimed railway sleepers providing a divide to an upper lawned area with timber garden shed to the far corner. Boundaries are timber fenced to three sides.

#### DRIVEWAY

The driveway is accessed from Vicarage Rise via double timber gates and is set with Cotswold gravel to provide off-road parking space for approximately two vehicles in tandem, as well as giving direct vehicular access to:-

#### ADJOINING GARAGE

4.72m x 2.57m (15'6" x 8'5")

With up and over door fronting, electric light and power and double glazed door giving external access to the front of the property.

#### DIRECTIONS

Postcode for sat-nav purposes - CV33 9SJ.





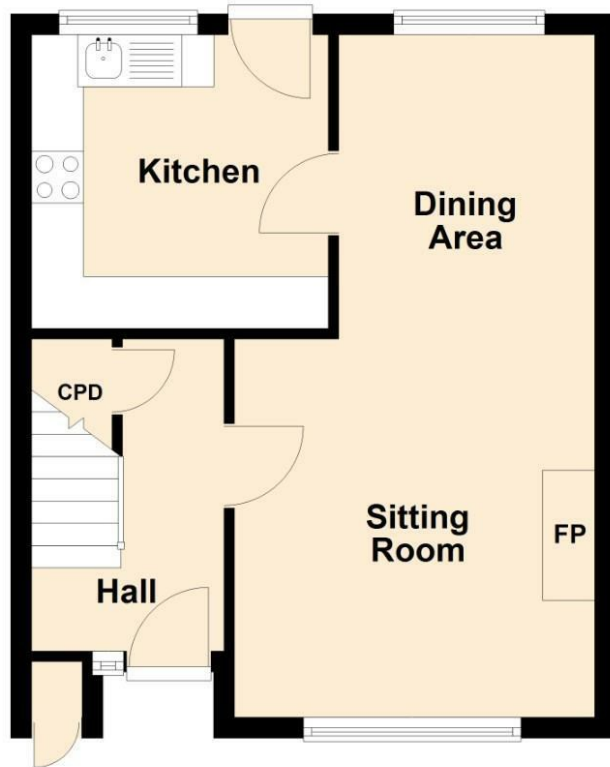




## Floorplan

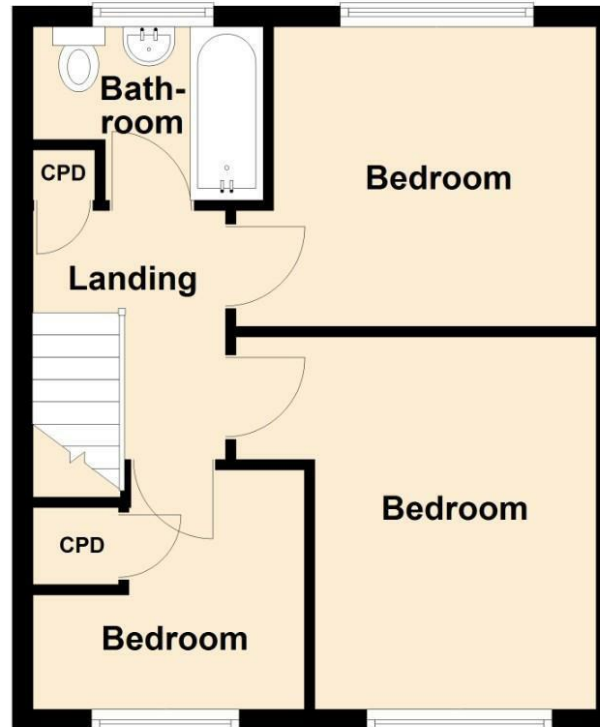
### Ground Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 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>		
(69-80) <b>C</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

Current rating: **69** (Band C)  
Potential rating: **83** (Band B)

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com