



**28 Underhill Way**  
Bishops Tachbrook, Leamington Spa **CV33 9ST**  
Offers Over £360,000

# 28 Underhill Way

## Bishops Tachbrook, Leamington Spa

Being attractively positioned on the fringe of a recent development within easy reach of the centre of Bishops Tachbrook village, this Bloor-built semi-detached house offers three bedroomed accommodation ideal for the first-time purchaser or young family. Having gas fired central heating and UPVC double glazing, the current owners have added an extremely useful garden studio/office, creating an ideal space for home working or leisure. Internally, the lounge is positioned to the front of the house, there also being a kitchen/dining room, off which is a utility and cloakroom. On the first floor the three bedrooms are complemented by both en suite facilities and a family bathroom, whilst outside in addition to the rear garden is a tandem driveway providing off-road parking for a minimum of two cars. In short this is an ideal first family home in a popular, yet convenient location.

### LOCATION

Underhill Way forms part of a relatively small modern development, a short distance south of Bishops Tachbrook village. Within the village itself there are a useful range of day-to-day amenities including a village store, primary school, village club and popular public house and eatery, The Leopard. Facilities within Leamington Spa and Warwick are also easily accessible, as are excellent local road links, notably to the M40 motorway and the Jaguar Land Rover and Aston Martin facilities at Gaydon. Regular rail services operate from both Leamington Spa and Warwick.

### ON THE GROUND FLOOR

Double glazed panelled style composite entrance door opening into:-

### ENTRANCE HALLWAY

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

### LOUNGE

4.34m x 3.68m (14'3" x 12'1")

With dual aspect leaded UPVC double glazed windows, two central heating radiators, door to understairs storage cupboard, fitted air conditioning unit and door to:-

### KITCHEN/DINING ROOM

3.68m x 3.66m (12'1" x 12'0")

Fitted with a range of units in a cream gloss finish, comprising ample base cupboards and storage over which are slate effect worktops with matching upstands, inset coloured coordinated sink unit, coordinating wall cabinets, integrated appliances comprising ceramic hob with filter hood over, electric oven with cupboards above and below, fridge/freezer and dishwasher, wood grain effect ceramic tiled floor, central heating radiator, inset ceiling downlighters, double glazed French style doors opening into the rear garden and open aspect to:-

### UTILITY AREA

With space and plumbing for washing machine, cupboard concealing the ideal gas fired boiler, ceramic tiled flooring extending through from the kitchen and door to:-

### CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback and mixer tap and central heating radiator.

### ON THE FIRST FLOOR

#### LANDING

With access trap to the roof space and doors to:-

#### BEDROOM ONE (REAR)

2.92m x 2.77m (9'7" x 9'1")

With built-in double wardrobe having sliding mirrored doors fronting, UPVC double glazed window, central heating radiator and door to:-

#### EN SUITE SHOWER ROOM

With white fittings comprising low level WC, wall mounted wash hand basin with mixer tap, fitted mirror over, double shower enclosure with sliding door giving access and fitted shower unit, electric shaver point, towel warmer/radiator and obscure UPVC double glazed window.

#### BEDROOM TWO (FRONT)

3.10m x 2.67m (10'2" x 8'9")

With leaded UPVC double glazed window and central heating radiator.

#### BEDROOM THREE (FRONT)

1.96m x 2.08m plus door recess (6'5" x 6'10" plus door recess)

With built-in cupboard over the stair bulk head, leaded UPVC double glazed window and central heating radiator.

#### FAMILY BATHROOM

With three piece white suite comprising low level WC, wall mounted wash hand basin, panelled bath with mixer tap and hand-held shower attachment, ceramic tiled splash areas and floor, towel warmer/radiator, electric shaver point and obscure UPVC double glazed window.

### Features

Modern Bloor-Built Semi-Detached

Ideal First-time Buy or First Family Home

Lounge

Kitchen/Dining Room With Fitted Appliances

Three Bedrooms

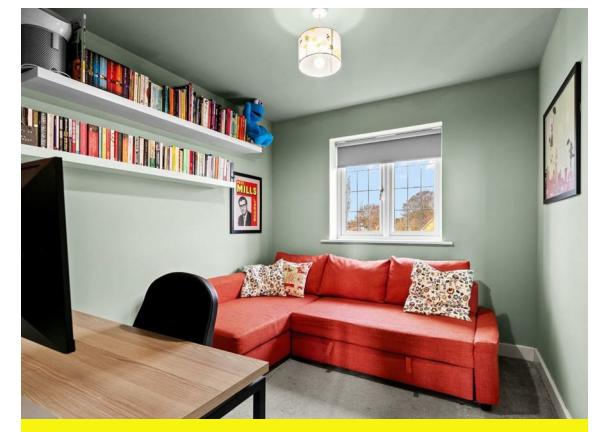
Two Bathrooms

Gardens to Front and Rear

Parking for Minimum Two Cars

Useful Garden Studio/Office





## Floorplan

Internal Living Area 935sq ft / 86.87m<sup>2</sup>



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## 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



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## Visit us

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	