







A rare opportunity to acquire a two double bedroomed detached bungalow on this excellent plot, in the heart of highly regarded Offchurch Village. Offering further scope for enlargement and extension subject to the necessary permissions and consents.

#### Briefly Comprising:-

Entrance hallway with cloaks cupboard and further storage cupboards. Living room with double doors to dining room, fitted kitchen, two double bedrooms both with fitted wardrobes, bathroom and separate cloakroom. Conservatory/Garden Room addition to

the rear. Brick block paved driveway, detached garage with coal store and garden store attached. Lawned rear garden. Coal fired radiator heating, upvc double glazing. NO CHAIN.

#### Heatherdene

Is a superb opportunity to acquire a hard to find bungalow. Offchurch is situated conveniently just south east of the town centre and offers easy reach back to Leamington and the wider road network beyond, and is a picturesque little village with a church and the village pub - The Stag. The property offers scope for further enlargement, modernisation

and extension, and as such offers a rare opportunity to acquire a property of this size and nature in this sort of location.

#### The Property

Is approached via a brick block paved driveway with two shallow steps leading up to upvc obscure double glazed entrance door with matching panel to side, giving access to...

#### Entrance Hallway

With folding door to useful cloaks cupboard with hanging and shelving, radiator, hatch to roof space,





further folding door to airing cupboard with insulated hot water cylinder and slatted shelf, further door to shelved storage cupboard suitable for Hoover and cleaning equipment.

#### Living Room

15'10" x 12'10" (4.83m x 3.91m)

With upvc double glazed window to front elevation, wall lighting, fireplace surround with open fire with back boiler providing radiator heating, double sliding obscure glazed doors to...

#### Dining Room

11'9" x 10'5" (3.58m x 3.18m)

With wall lighting, radiator, upvc double glazed window to Conservatory/Garden Room. Door to Kitchen.

#### Kitchen

9'9" max x 10'6" max (2.97m max x 3.20m max)

With a range of high gloss cream wall and base units with wood look working surface and splashback tiling, breakfast bar, sink drainer unit with mixer tap, space for electric cooker, space and plumbing for washing machine, recess for fridge freezer with open shelving



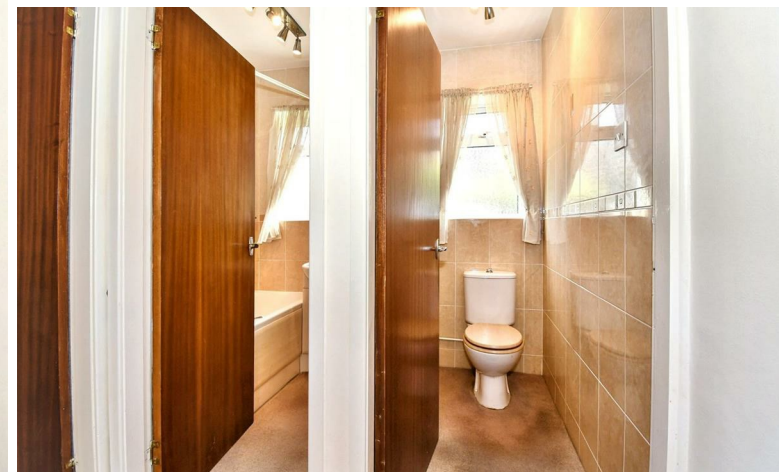
over, radiator, upvc double glazed window and upvc part obscure double glazed door leading to Conservatory/Garden Room. Folding door to fitted pantry cupboard.

#### Conservatory/Garden Room

7'10" x 19'5" (2.39m x 5.92m)

With angled polycarbonate roof, upvc double glazed windows and door, set onto brick base, with Terrazzo style tiled floor, power and light as fitted.





#### Bedroom One (Front)

11'6" x 10'10" plus fitted wr'robes (3.51m x 3.30m plus fitted wr'robes)

With upvc double glazed window to front elevation, radiator, twin set of double doors to fitted wardrobe with hanging rail and high level storage cupboard over.

#### Bedroom Two (Rear)

9'11" inc fitted w'robes x 12'10" into d'way (3.02m inc fitted w'robes x 3.91m into d'way)

With upvc double glazed window to rear elevation and radiator, fitted wardrobes with hanging and shelving.

#### Bathroom

Fitted with a white bath with wall mounted Triton T80z electric shower and wash hand basin set into vanity cupboard with mixer tap, full splashback tiling, upvc obscure double glazed window to side elevation.

#### Separate Cloakroom

Fitted with a white low level WC, full splashback tiling with upvc obscure double glazed window to side elevation.

#### Outside (Front)

To the front of the property is a large brick block

paved driveway and front garden, giving access to the property and the garage. Gated access leading through to the rear garden.

#### Outside (Rear)

The pleasant rear garden is principally laid to lawn with two greenhouses and timber shed, surrounded in the main by timber fencing.

#### Detached Garage

8'8" x 16' (2.64m x 4.88m)

With up-and-over door, window to side elevation, power and light as fitted, personal door to side, attached coal store, further double doors to garden store to the rear.





#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Sept 25).

#### Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Sept 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves,

covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services - Without Gas

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services

and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

Heatherdene  
Welsh Road  
Offchurch  
Leamington Spa  
CV33 9AH



## Ground Floor

Approx. 112.9 sq. metres (1214.9 sq. feet)



Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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		
	69	80
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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