



Connells

Holt Avenue
Bishops Tachbrook Leamington Spa



Property Description

Situated within the popular village of Bishop's Tachbrook, this semi-detached bungalow offers well-proportioned accommodation and excellent outdoor space.

The property is approached via a driveway to the side, with a front porch leading into the entrance hallway. From here, doors provide access to the kitchen, which benefits from a side door opening directly onto the driveway, and a spacious lounge diner featuring a door leading through to the conservatory, creating a pleasant additional living space overlooking the garden.

There are two bedrooms, along with a shower room.

Externally, the rear garden is mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining. Further benefits include a single garage fitted with an up-and-over door, as well as power and lighting.

Approach

Having a driveway to the side with access to the garage, there is a porch to the front and also a door from the driveway which leads into the kitchen.

Entrance Porch

With tiled flooring and a door leading to;

Entrance Hallway

Having doors which lead into all rooms.

Kitchen

8' 10" x 6' 3" (2.69m x 1.91m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl, stainless steel, sink and drainer unit. Providing space for appliances, with a double glazed window to side elevation and a door to the side which leads to the driveway.

Lounge/Diner

22' 3" x 12' 2" (6.78m x 3.71m)

Generously sized, light and airy lounge/diner consisting of a television point, a radiator, a double glazed window to front elevation and sliding doors leading to the conservatory.

Conservatory

12' 3" x 7' 6" (3.73m x 2.29m)

With laminate flooring, double glazed windows to side and rear elevations and French doors to garden.

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

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

Bedroom Two

8' 7" x 10' 9" (2.62m x 3.28m)

Double bedroom having laminate flooring, a radiator and a double glazed window to front elevation.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, shower cubicle and a low level W/C. Having a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Being mainly laid to lawn with a paved patio area.

Parking

Driveway providing off road parking for two cars.

Garage

17' 3" x 8' 6" (5.26m x 2.59m)

With power, light and an up and over door.

Seller's Comments

The property is nestled in a wonderfully quiet location, just a one-minute stroll from a charming local park and beautiful fields perfect for morning walks. The garden is private surrounded by trees and the soothing sound of birdsong.

One of the home's highlights is the light-filled conservatory, it's the perfect spot during the crisp days of early spring and autumn to relax in a bright, toasty environment while enjoying the view. Beyond the home itself, you'll find a warm community of lovely, helpful neighbours and an atmosphere of genuine safety that truly puts your mind at ease.









Total floor area 79.0 m² (851 sq.ft.) approx

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.propertybox.io



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T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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