



Connells

Court Close
Bishops Tachbrook Leamington Spa

Court Close Bishops Tachbrook Leamington Spa CV33 9RX

for sale
£375,000



Property Description

Offered for sale with no onward chain, this detached bungalow is situated in the highly sought-after village of Bishops Tachbrook and presents an excellent opportunity for buyers looking to modernise and create a home to their own specification.

Set back from the road, the property benefits from a large frontage with an extensive driveway, featuring two separate vehicular entrances, providing convenient access and ease when entering and leaving the property. The driveway leads to a side entrance door opening into the welcoming entrance hallway.

To the front of the property is a spacious lounge, enjoying plenty of natural light from a large bay window overlooking the front aspect. The hallway also provides access to a shower room and two bedrooms. The second bedroom benefits from a built-in wardrobe, with a doorway beyond leading into the former garage. This area is currently utilised for storage and houses the boiler. A stud wall has been installed, providing additional storage space.

To the rear of the property is the kitchen, which opens through to a good-sized conservatory, currently used as a dining area and enjoying views over the garden.

Externally, the property boasts a generous rear garden, predominantly paved for ease of maintenance. The plot offers excellent potential for extension or further development, subject to the necessary planning

permissions being obtained.

Approach

Via a generous frontage, set back from the road behind a substantial driveway providing ample off-road parking for several vehicles. A particular feature is the two separate driveway entrances, allowing convenient access and ease of manoeuvring when entering and leaving the property. The driveway extends along the side of the bungalow and leads to the side entrance door, which opens into the welcoming entrance hallway.

Entrance Hallway

Having doors leading to all rooms.

Lounge

Spacious, light and airy lounge consisting of a radiator and a double glazed bay window to front elevation.

Kitchen

Fitted with wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. There is an integrated double electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer with a double glazed window to side elevation and a door leading through to the conservatory.

Conservatory

With UPVC construction, tiled flooring and French doors leading to the garden.

Bedroom One

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

Bedroom Two

Double bedroom benefitting from a fitted wardrobe and a door leading to the former garage housing the gas central heating boiler.

Shower Room

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

Outside

Garden

The property benefits from a generously sized rear garden, predominantly paved for ease of maintenance and enclosed by timber fence panel boundaries. The garden also includes a summer house and storage shed. Offering an excellent level of privacy and a substantial outdoor area, the garden presents great potential for extension or further development, subject to the necessary planning permissions being obtained..

Parking

Driveway providing off road parking for four cars.

Store

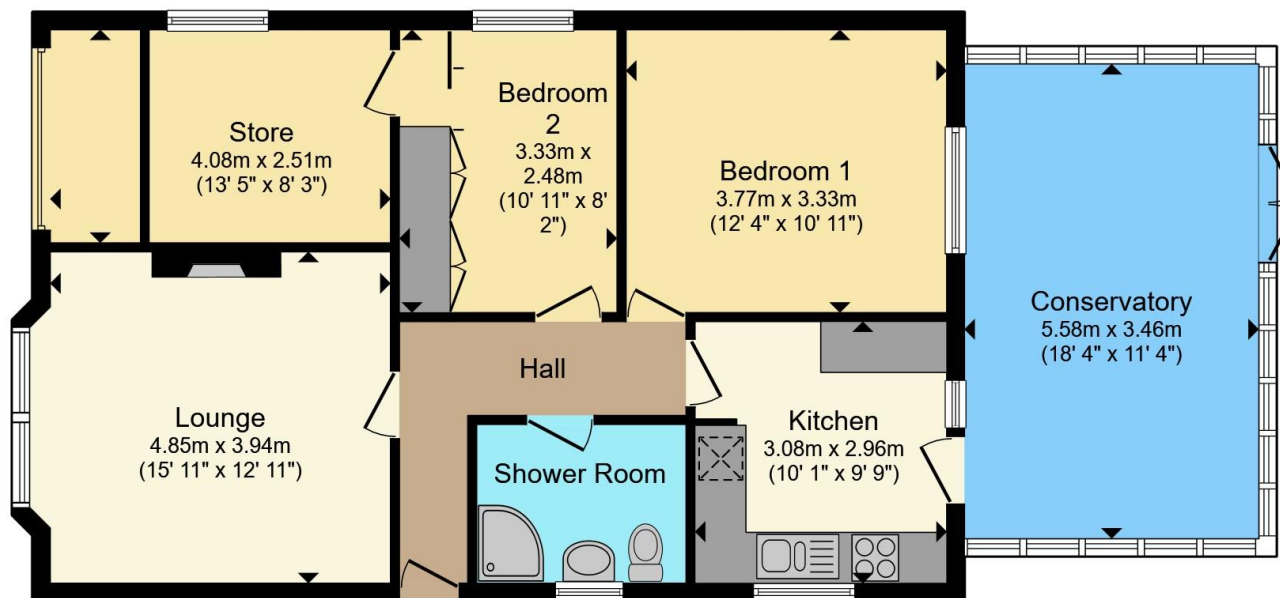
Connells advise internal inspection is yet to be carried out.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 89.6 m² (964 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

Connells

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315344



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