

# BELVOIR!

Offers Over £440,000



## 26 Jackson Avenue

, Bishops Tachbrook CV33 9SS

**\*\* NO CHAIN \*\* BUILT IN 2018 – MODERN EXECUTIVE DETACHED FAMILY HOME IN A SOUGHT-AFTER VILLAGE LOCATION**

We are delighted to present this stylish and spacious executive detached family home, built in 2018 and positioned in a highly desirable setting on the edge of Bishops Tachbrook village. Enjoying uninterrupted views across open countryside to the front, the property also benefits from the remainder of the NHBC warranty, offering added peace of mind.

[WWW.BELVOIR.CO.UK](http://WWW.BELVOIR.CO.UK)



Total Living Area 100.78 square metres / 1,085 square feet  
Plus Garage 18.44 square metres / 198 square feet



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## ACCOMMODATION

Ideally situated just a short drive from Leamington Spa and Warwick, the home offers convenient access to a wide range of amenities including local shops, well-regarded schools, restaurants, and leisure facilities. Major motorway links are also within easy reach, making this a superb option for commuters.

The ground floor accommodation features a welcoming entrance hallway with guest W/C, a generous living room with a charming bay window, and a contemporary open-plan kitchen/dining area with French doors leading to the rear garden. The modern fitted kitchen is finished with sleek grey cabinetry and stylish feature tile flooring, creating a smart and sophisticated living space. A separate utility room provides additional storage and functionality.

Upstairs, the property offers three well-proportioned double bedrooms and a fourth single bedroom, ideal for use as a home office or nursery. The principal bedroom benefits from a private en-suite shower room and a large built-in wardrobe, while a contemporary family bathroom serves the remaining bedrooms.

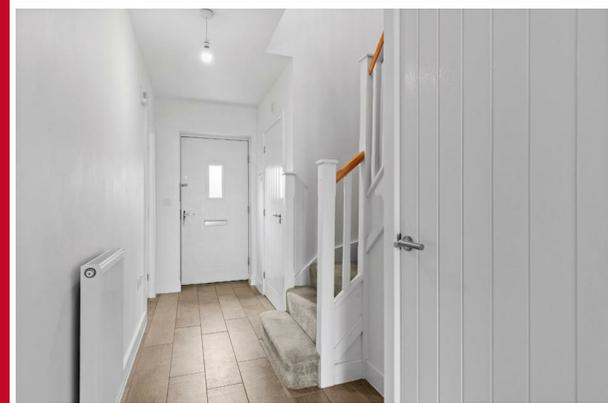
Externally, the property boasts a spacious and secure lawned rear garden—perfect for families and outdoor entertaining. Additional benefits include a detached garage, driveway parking, gated side access, and an electric car charging point installed on the external side elevation, supporting modern living.

This beautifully presented home occupies a prime position with open rural views and is offered for sale with no onward chain.

Please note: The vendor has advised that there is an external estate communal grounds service charge annual of £167.51.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents. All electrical appliances mentioned within these sales particulars



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01926 422251  
22-23 Denby Buildings, Regent Grove,  
Leamington Spa, Warwickshire, CV32 4NY  
Email: amy.cunningham@belvoir.co.uk  
www.belvoir.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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