



**24 Holt Avenue**

Leamington Spa **CV33 9RE**

Offers Over £350,000



# 24 Holt Avenue

## Bishops Tachbrook

Being offered for sale with the benefit of no onward chain, this three bedroomed semi-detached family house is popularly positioned on the fringe of Bishops Tachbrook, yet within easy reach of facilities in the heart of the village. Having a rear aspect to fields and countryside, the accommodation incorporates gas fired central heating, along with UPVC double glazing, with notable features including a spacious lounge/dining room, off which there is a conservatory, kitchen/breakfast room and ground floor cloakroom/WC. On the first floor the three bedrooms are complemented by a well proportioned bathroom, whilst externally there is ample block paved parking to the front, giving direct access to an adjoining garage, along with a generous rear garden. Overall this is an excellent opportunity to purchase a comfortable family home within this popular village location, well placed for access to Leamington Spa, Warwick and the Midland motorway network.

### LOCATION

The village of Bishops Tachbrook lies approximately three miles south of central Leamington Spa, being a popular village which is also well placed for local commuter links including the M40 motorway and the Jaguar Land Rover and Aston Martin installations at Gaydon. Within the village itself, there are a useful range of day-to-day amenities including a well regarded primary school, village hall and community centre, general store and a popular pub and eatery, The Leopard. More comprehensive amenities can be found on the southern outskirts of Leamington Spa, just a short drive away.

### ON THE GROUND FLOOR

Replacement period style entrance door opening into:-

### ENTRANCE PORCH

With inner entrance door to:-

### RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard, further door to large walk-in storage cupboard which also houses the Ariston gas fired boiler and doors to:-

### CLOAKROOM/WC

With close coupled WC, wall mounted wash hand basin with tiled splashback and tiled floor.

### LOUNGE/DINING ROOM

6.07m x 3.63m (19'11" x 11'11")  
With ceramic tiled floor, door to understairs storage cupboard, central heating radiator, UPVC double glazed windows with attractive fitted shutters and sliding double glazed door giving access to:-

### CONSERVATORY

2.95m x 2.74m (9'8" x 9'0")  
With UPVC double glazed windows surrounding and door giving access to the rear garden, along with central heating radiator.

### KITCHEN/BREAKFAST ROOM

3.61m x 2.46m (11'10" x 8'1")  
Being equipped with a range of wood grain effect units comprising base cupboards and drawers, providing various storage solutions and being complemented by coordinating wall cabinets, roll edged worktops with tiled splashbacks and small matching breakfast bar, stainless steel sink unit, space and plumbing for washing machine and dishwasher, inset stainless steel four burner gas hob with fitted filter hood over and new electric oven below, UPVC double glazed window and ceramic tiled floor.

### ON THE FIRST FLOOR

### LANDING

With built-in linen/storage cupboard, access trap to the roof space and doors to:-

### BEDROOM ONE (REAR)

3.96m x 2.95m (13'0" x 9'8")  
Which has the advantage of a lovely view from the rear over fields, extending to countryside beyond, UPVC double glazed window, central heating radiator and large walk-in storage cupboard/wardrobe.

### BEDROOM TWO (FRONT)

2.90m x 3.78m max (9'6" x 12'5" max)  
to rear of fitted wardrobe.  
Having fitted wardrobing extending across one end of the room with sliding part mirrored doors fronting, UPVC double glazed window and central heating radiator.

### BEDROOM THREE (REAR)

3.81m x 2.01m (12'6" x 6'7")  
With UPVC double glazed window, central heating radiator and enjoying the view over fields to the rear.

### SPACIOUS BATHROOM

3.07m x 1.88m (10'1" x 6'2")  
With low level WC, pedestal wash hand basin, corner bath with Mira shower unit over, UPVC double glazed window and central heating radiator.

### OUTSIDE

## Features

Semi-Detached Family House

Popular Village Location

Lounge/Dining Room

Kitchen/Breakfast Room

Three Bedrooms

Bathroom

Parking

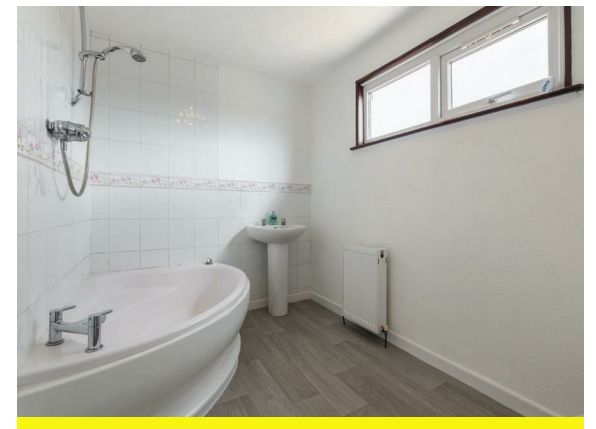
Garage

Good Sized Rear Garden

Rear Aspect to Fields and Countryside Beyond

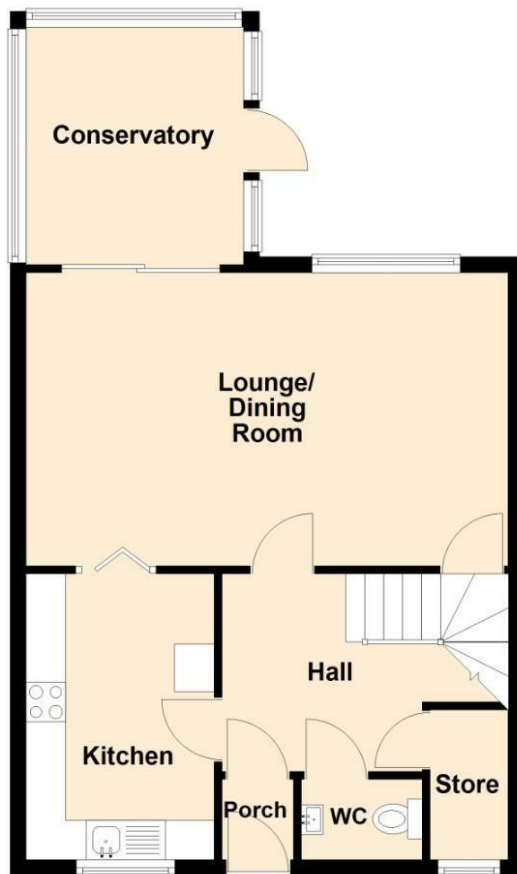




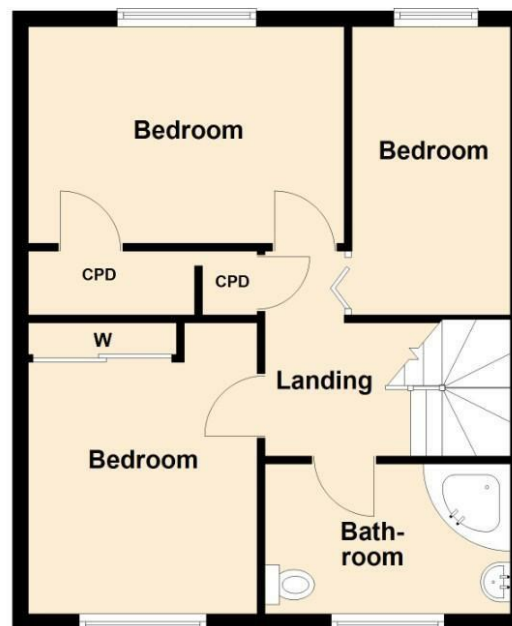


## Floorplan

### Ground Floor



### First Floor



Total area: approx. 99.0 sq. metres (1065.3 sq. feet)

## 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



### 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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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## Contact us

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## Visit us

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