28 Underhill Way

Bishops Tachbrook, Leamington Spa CV33 9ST

Offers Over £360,000

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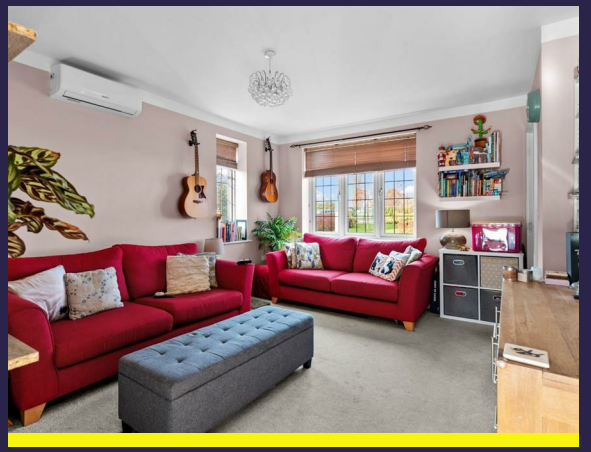
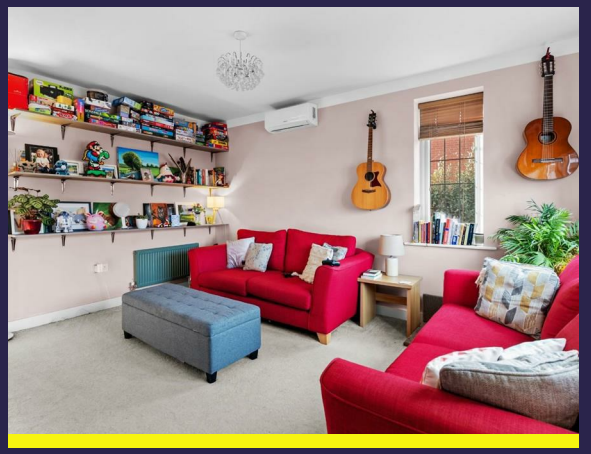
Bishops Tachbrook, Leamington Spa

Being attractively positioned on the fringe of a recent development within easy reach of the centre of Bishops Tachbrook village, this Bloor-built semi-detached house offers three bedroomed accommodation ideal for the first-time purchaser or young family. Having gas fired central heating and UPVC double glazing, the current owners have added an extremely useful garden studio/office, creating an ideal space for home working or leisure. Internally, the lounge is positioned to the front of the house, there also being a kitchen/dining room, off which is a utility and cloakroom. On the first floor the three bedrooms are complemented by both en suite facilities and a family bathroom, whilst outside in addition to the rear garden is a tandem driveway providing off-road parking for a minimum of two cars. In short this is an ideal first family home in a popular, yet convenient location.

Features

- Modern Bloor-Built Semi-Detached
- Ideal First-time Buy or First Family Home
- Lounge
- Kitchen/Dining Room With FItted Appliances
- Three Bedrooms
- Two Bathrooms
- Gardens to Front and Rear
- Parking for Minimum Two Cars
- Useful Garden Studio/Office





LOCATION

Underhill Way forms part of a relatively small modern development, a short distance south of Bishops Tachbrook village. Within the village itself there are a useful range of day-to-day amenities including a village store, primary school, village club and popular public house and eatery, The Leopard. Facilities within Leamington Spa and Warwick are also easily accessible, as are excellent local road links, notably to the M40 motorway and the Jaguar Land Rover and Aston Martin facilities at Gaydon. Regular rail services operate from both Leamington Spa and Warwick.

ON THE GROUND FLOOR

Double glazed panelled style composite entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and door to:-

LOUNGE

4.34mx 3.68m (14'3"x 12'1")
With dual aspect leaded UPVC double glazed windows, two central heating radiators, door to understairs storage cupboard, fitted air conditioning unit and door to:-

KITCHEN/DINING ROOM

3.68m x 3.66m (12'1" x 12'0")
Fitted with a range of units in a cream gloss finish, comprising ample base cupboards and storage over which are slate effect worktops with matching upstands, inset coloured coordinated sink unit, coordinating wall cabinets, integrated appliances comprising ceramic hob with filter hood over, electric oven with cupboards above and below, fridge/freezer and dishwasher, wood grain effect ceramic tiled floor, central heating radiator, inset ceiling downlighters, double glazed French style doors opening into the rear garden and open aspect to:-

UTILITY AREA

With space and plumbing for washing machine, cupboard concealing the Ideal gas fired boiler, ceramic tiled flooring extending through from the kitchen and door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, wall mounted wash hand basin with tiled splashback and mixer tap and central heating radiator.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (REAR)

2.92m x 2.77m (9'7" x 9'1")
With built-in double wardrobe having sliding mirrored doors fronting, UPVC double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With white fittings comprising low level WC, wall mounted wash hand basin with mixer tap, fitted mirror over, double shower enclosure with sliding door giving access and fitted shower unit, electric shaver point, towel warmer/radiator and obscure UPVC double glazed window.

BEDROOM TWO (FRONT)

3.10m x 2.67m (10'2" x 8'9")
With leaded UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

1.96m x 2.08m plus door recess (6'5" x 6'10" plus door recess)
With built-in cupboard over the stair bulk head, leaded UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

With three piece white suite comprising low level WC, wall mounted wash hand basin, panelled bath with mixer tap and hand-held shower attachment, ceramic tiled splash areas and floor, towel warmer/radiator, electric shaver point and obscure UPVC double glazed window.

OUTSIDE

FRONT

A small pebbled foregarden alongside of which is a paved pathway to the front entrance door. To the right of the house, a tarmacadam driveway provides off-road parking space for a minimum of two vehicles in tandem.

REAR GARDEN

A pleasant rear garden which is of a good size for a modern house having a generous timber decked patio immediately to the rear of the property, beyond which the garden is lawned with timber garden shed to the far end and mature tree. The rear garden can also be entered over a gated side access over the driveway.

GARDEN OFFICE/STUDIO

5.18m x 2.44m max (17'0" x 8'0" max)
Being fully insulated and providing an ideal home office space which is also suitable for a variety of other purposes, having electric power, UPVC double glazed windows and door and fitted air conditioning unit.

TENURE

The property is Freehold.

ESTATE CHARGES

The information on Estate Charges is currently awaited.

DIRECTIONS

Postcode for sat-nav - CV33 9ST.

Floorplan

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

General Information

Tenure

Freehold

Fixtures & Fittings

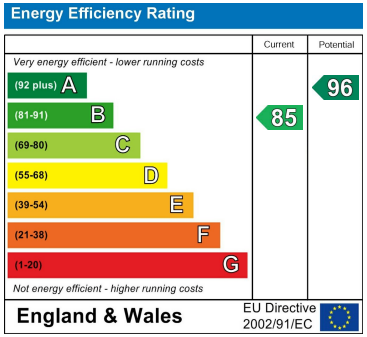
Specifically excluded unless mentioned in these sales particulars.

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



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