



3 Driver Close

Leamington Spa CV33 9SN

Offers Over £285,000

# 3 Driver Close

## Bishops Tachbrook

Located in the popular village of Bishops Tachbrook is this well presented, two double bedroom semi-detached family home.

Entering the property through the hallway you are welcomed into the lounge with large understairs storage cupboard and leading through to the kitchen. The rear kitchen offers space for a dining table, a utility area and double doors leading to the rear garden. There is also a separate cloakroom/WC.

The first floor benefits from two bedrooms, both of which are doubles and a family bathroom. The main bedroom also benefits from an en suite shower room.

Externally there is an easy to maintain rear garden with patio seating area, lawn and a work shop / cabin. To the front is a driveway for multiple cars.

Call us today for more information or to book in an internal viewing.

### LOCATION

Bishops Tachbrook lies approximately three miles south of central Leamington Spa and offers a good range of day-to-day amenities including a village primary school, village general store, village club, sports amenities and a popular public house and eatery, The Leopard. There are excellent local road links available, including those to neighbouring towns and centres, the Midland motorway network, notably the M40 and the Jaguar Land Rover and Aston Martin installations at Gaydon.

### APPROACH

With parking for two cars and a path leading to the front door.

### ENTRANCE HALL

With door to the front, stairs leading to the first floor and having a gas central heating radiator.

### LIVING ROOM

4.47m x 3.18m (14'7" x 10'5")  
A light and airy lounge which has space for lounge furniture, gas central heating radiator, double glazed window to the front elevation and a storage cupboard.

### KITCHEN / DINER

4.22m x 2.97m (13'10" x 9'8")  
A modern fitted kitchen with integrated induction hob with extractor fan above, oven, dishwasher and fridge freezer. Also benefiting from windows and French doors to the rear, gas central heating radiator, a separate utility area with wall and base units and space and plumbing for an undercounter washing machine.

### GROUND FLOOR CLOAKROOM

1.65m x 0.98m (5'4" x 3'2")  
Having a low level WC, gas central heating radiator, sink unit, part tiled walls and tiled flooring.

### FIRST FLOOR LANDING

Having doors to adjacent rooms and loft access.

### BEDROOM ONE

2.70m x 2.49m (8'10" x 8'2")  
Having space for bedroom furniture, gas central heating radiator, double glazed window to the rear elevation and a built-in wardrobe.

### EN-SUITE

3.02m x 1.43m (9'10" x 4'8")  
Having a low level WC, sink unit, shower cubicle, heated towel rail, double glazed frosted window to the rear elevation, part tiled walls, extractor fan, shaving point and tiled flooring.

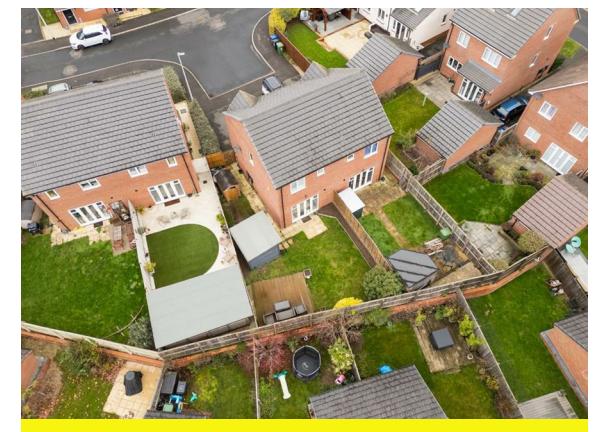
### BEDROOM TWO

4.26m x 2.45m (13'11" x 8'0")  
Having space for bedroom furniture, double glazed window to the front elevation, storage cupboard and a gas central heating radiator.

### Features

Popular Location  
Modern Build  
Off-Road Parking  
Two Double Bedrooms - Master Bedroom With En Suite  
Utility Area  
Work Shop In The Rear Garden  
Ideal For First Time Buyers  
Kitchen With Built-In Appliances  
Potential To Extend (STPP)  
Semi Detached - Freehold





## Floorplan

Internal Living Area 654sq ft / 60.76m<sup>2</sup>



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## 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



## Contact us

01926 888998

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## Visit us

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	