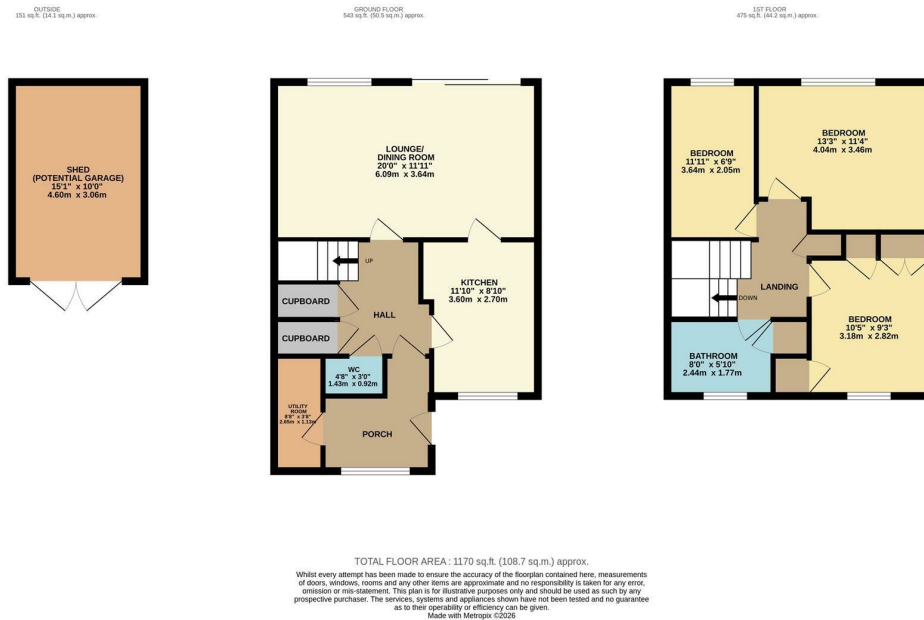


13 St. Chads Road, Leamington Spa  
Offers Over £325,000

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A well presented end of terrace property situated in the popular village of Bishops Tachbrook, a sought after south Leamington Spa location approximately three miles from the town centre. The village benefits from excellent access to the M40 motorway and offers a good range of local amenities, including a highly regarded primary school, local shop, sports field, playground and a variety of recreational facilities.

Upon entrance there is a hallway with useful storage housing space for a washing machine and dryer, a downstairs cloakroom, and a fitted kitchen with a front aspect. To the rear of the property is a spacious lounge diner extending across the width of the house, featuring sliding patio doors providing direct access to the rear garden.

Upstairs there are two generous double bedrooms and a good-sized single, along with a family bathroom featuring a white suite and shower over the bath.

Externally the property benefits from a block paved driveway to the front providing off road parking for two vehicles. To the rear is a well-maintained garden with a large shed offering additional storage.

EPC - C  
Council Tax - C

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