MATTHEW JAMES
Property Services

8 Jackson Avenue, Leamington Spa, CV33 9SS
Offers Over £400,000

VACANT... NO UPWARD CHAIN... SEMI RURAL LOCATION... THREE BEDROOMS... MASTER EN-SUITE... GARAGE & OFF ROAD PARKING... GROUND FLOOR WC... MODERN THROUGHOUT... KITCHEN DINING ROOM... CLOSE TO MOTORWAY LINKS AND JAGUAR LANDROVER... STILL UNDER WARRANTY. Located in the highly sought after village of Bishops Tachbrook near Leamington Spa, this beautiful detached house on Jackson Avenue presents an excellent opportunity for families seeking a modern and comfortable home. With three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, this property is designed to cater to the needs of contemporary living.

The ground floor boasts a spacious living room that invites natural light form all sides creating a warm and welcoming atmosphere. The kitchen dining room is perfect for family gatherings and entertaining guests, while a convenient ground floor WC adds to the practicality of the layout.

Outside, the property features a private rear garden, ideal for enjoying the outdoors, whether for relaxation or play. Additionally, off-road parking and a garage provide ample space for vehicles and storage, enhancing the convenience of this family home.

Being VACANT and with NO UPWARD CHAIN, this property is ready for immediate occupation, allowing you to settle in without delay. Its location offers easy access to local amenities, ensuring that everyday needs are met with ease, while the nearby motorway network provides excellent transport links for those commuting or exploring further afield.

Approach

Having gravel borders with feature arched porchway leading to the:

Entrance Hallway

Having stairs leading off to the first floor and doors leading off to:

Ground Floor WC

5'10 x 3'1 (1.78m x 0.94m)

Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

Living Room

15'7 x 11'5 (4.75m x 3.48m)

Having a PVCu double glazed window to the front, two to the side elevation and PVCu double glazed French doors to the rear elevation.

Kitchen Dining Room

15'7 x 9'3 (4.75m x 2.82m)

Having a PVCu double glazed window to the front elevation, PVCu double glazed French doors to the rear elevation, integrated oven with hob and extractor over, a range of wall, base and hidden drawer units with work surface and upstand over, integrated fridge freezer, space and plumbing for a washing machine, space for a dishwasher and seating / dining area.

First Floor Landing

Having a PVCu double glazed window to the rear elevation, airing cupboard, access to the loft area (having a hatch with a drop down ladder and part boarded) and doors leading off to:

Master Bedroom
9'3 x 8'10 (2.82m x 2.69m)

Having a PVCu double glazed window to the rear elevation, built-in mirrored wardrobes and door leading to the:

Master One En-Suite
8'7 x 6'6 (2.62m x 1.98m)

Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, low level flush WC, wash hand basin, ladder style heated towel rail, shaver point, extractor and tiling to all splash prone areas.

Bedroom Two
11'5 x 8'4 (3.48m x 2.54m)

Having a PVCu double glazed window to the front elevation.

Bedroom Three
11'5 x 6'10 (3.48m x 2.08m)

Having a PVCu double glazed window to the rear elevation.

Family Bathroom
7'5 x 6'4 (2.26m x 1.93m)

Having a PVCu double obscure glazed window to the front elevation, panel bath with shower over, low level flush WC, wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

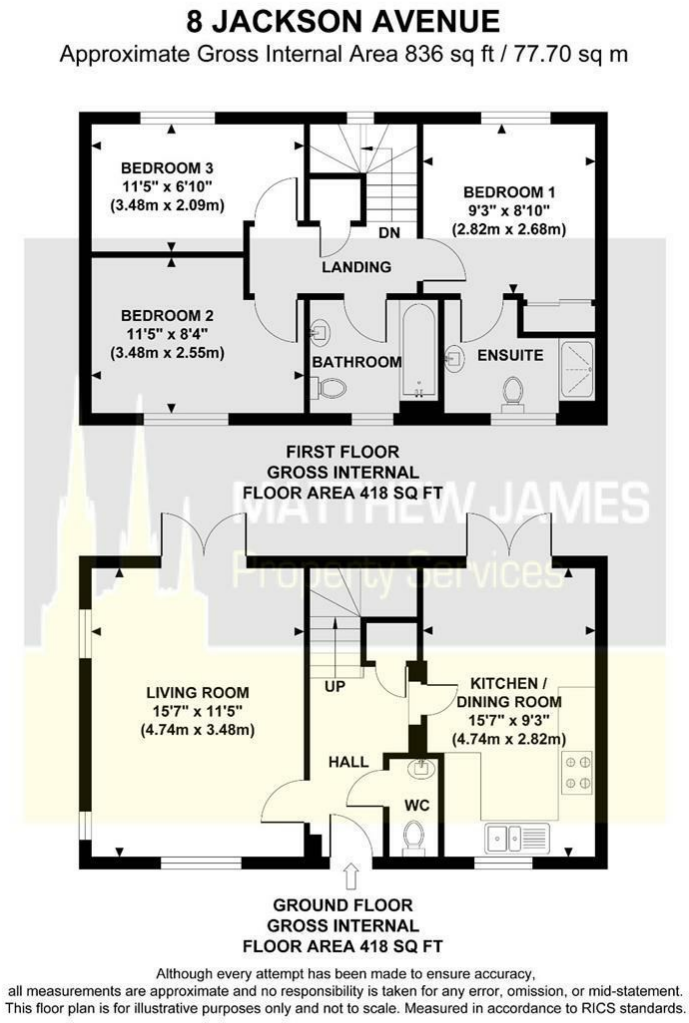
Rear Garden

Having a Paved patio area, mainly laid to lawn with fenced and walled perimeter and pedestrian gate that leads to the:

Off Road Parking & Garage
19'5 x 10'3 (5.92m x 3.12m)

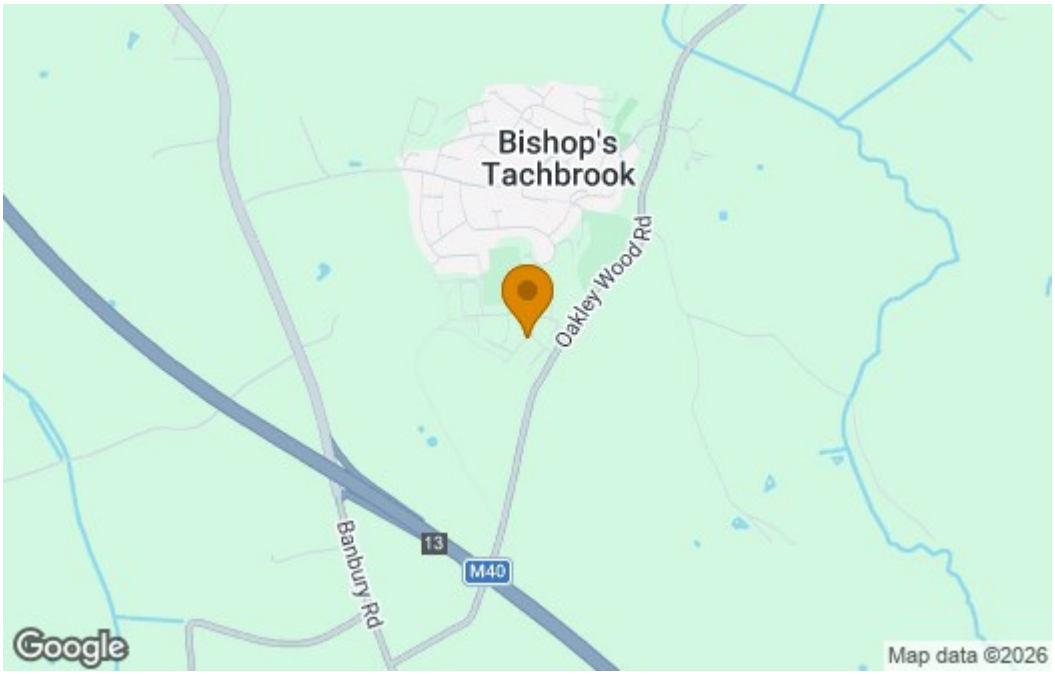
Having tandem off road parking accessed via a dropped kerb and access into the garage with up and over door to the front elevation.

Floor Plan

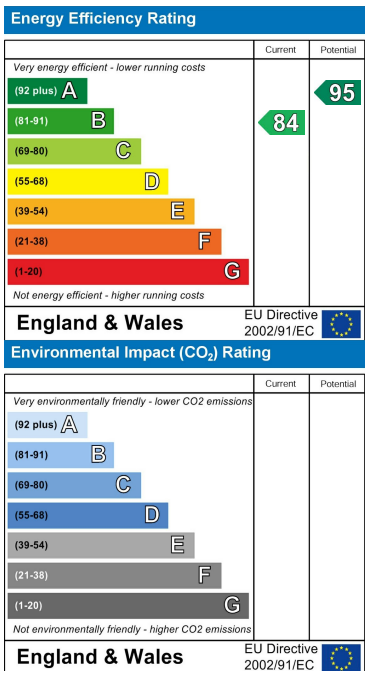


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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