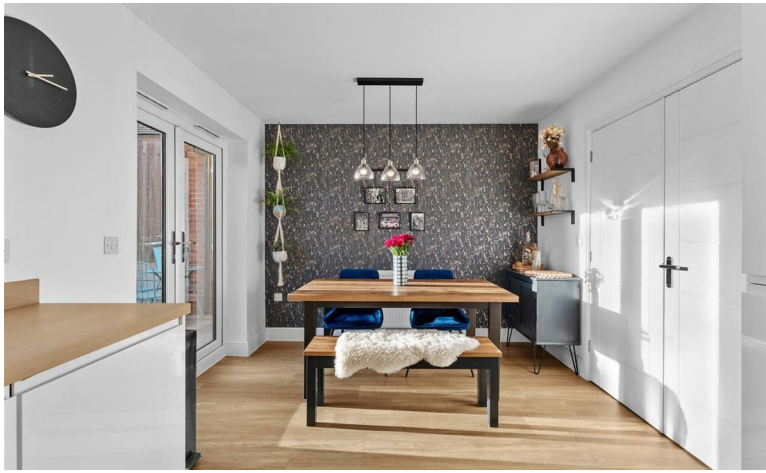
ehB RESIDENTIAL

Your Property - Our Business

8, Jubilee Way, Bishops Tachbrook, Leamington Spa

O.I.R.O £365,000



An excellent opportunity to acquire a well-appointed AC Lloyd built semi-detached family residence, providing three bedroomed and two bathroomed accommodation, including well-fitted dining kitchen, in highly regarded south Leamington Spa location.

Jubilee Drive

Forms part of the Oakley Grove Development constructed by Messrs AC Lloyd Builders circa 2019. The development being ideally sited approximately two miles to the south of the town centre, close to a good range of local facilities and amenities, including local shops, schools and a variety of recreational facilities. It is also convenient for access to the motorway network. Since its original construction, this particular development has proved to be extremely popular.

ehB Residential are pleased to offer 8 Jubilee Way, which is an opportunity to acquire a well-appointed, spacious semi-detached family residence, providing gas centrally heated three bedroomed and two bathroomed accommodation, which includes a particularly well fitted dining kitchen, twin off-road car parking facility and ground floor cloakroom of note. The property has been maintained from new by the present owners to an excellent standard throughout, and inspection is highly recommended.

In detail the accommodation comprises:-

Entrance Hall

With composite and glazed panelled entrance door and side panel, wood effect flooring, staircase off, radiator.

Cloakroom/WC
With low flush WC, pedestal basin, mixer tap, radiator, extractor fan, downlighters, matching flooring.

Lounge
15'7" x 12'6" (4.75m x 3.81m)
With matching wood effect flooring, chimney breast incorporating ornamental real flame effect electric fire, two radiators, TV points, understairs cupboard and twin connecting doors to the...

Comprehensively Fitted Dining Kitchen
16'6" x 9'6" (5.03m x 2.90m)
With extensive range of gloss white faced base cupboard and drawer units, with complimentary work surfaces and returns, matching range of high level cupboards, built-in appliances including dishwasher, oven, four ring hob unit with glazed splashback and extractor hood over, Washing machine, adjoining three quarter height units incorporating fridge freezer, inset single drainer, one and a half bowl stainless steel sink unit with mixer tap, downlighters, radiator and twin French doors to rear garden.

Stairs and Landing
With access to roof space, balustrade.

Bedroom One
13'6" max x 10' (4.11m max x 3.05m)
With double built-in wardrobe, with hanging rail, shelves, sliding mirrored doors, radiator, further built-in bulk head cupboard.

En-Suite Shower Room/WC
6'9" x 6'2" (2.06m x 1.88m)
With quadrant tiled shower cubicle with integrated shower unit, vanity unit incorporating wash hand

basin, tiled splashback and mixer tap, low flush WC, chrome heated towel rail.

Bathroom/WC

5'6" x 9'2" (1.68m x 2.79m)
With a white suite comprising panelled bath with tiled splashbacks, shower area with mixer tap, shower attachment, folding showering screen, pedestal basin with mixer tap, low flush WC, chrome heated towel rail, downlighters extractor fan.

Bedroom Two

12'4" x 9'6" (3.76m x 2.90m)
With radiator.

Bedroom Three

8'11" x 6'9" (2.74m x 2.06m)
With radiator.

Outside

The property occupies a pleasant position within the development, with twin tarmac car parking facility, bounded by established flower borders, with pedestrian side access to the rear garden with patio, shaped lawn, flower borders, timber garden shed, bounded by close boarded fencing.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

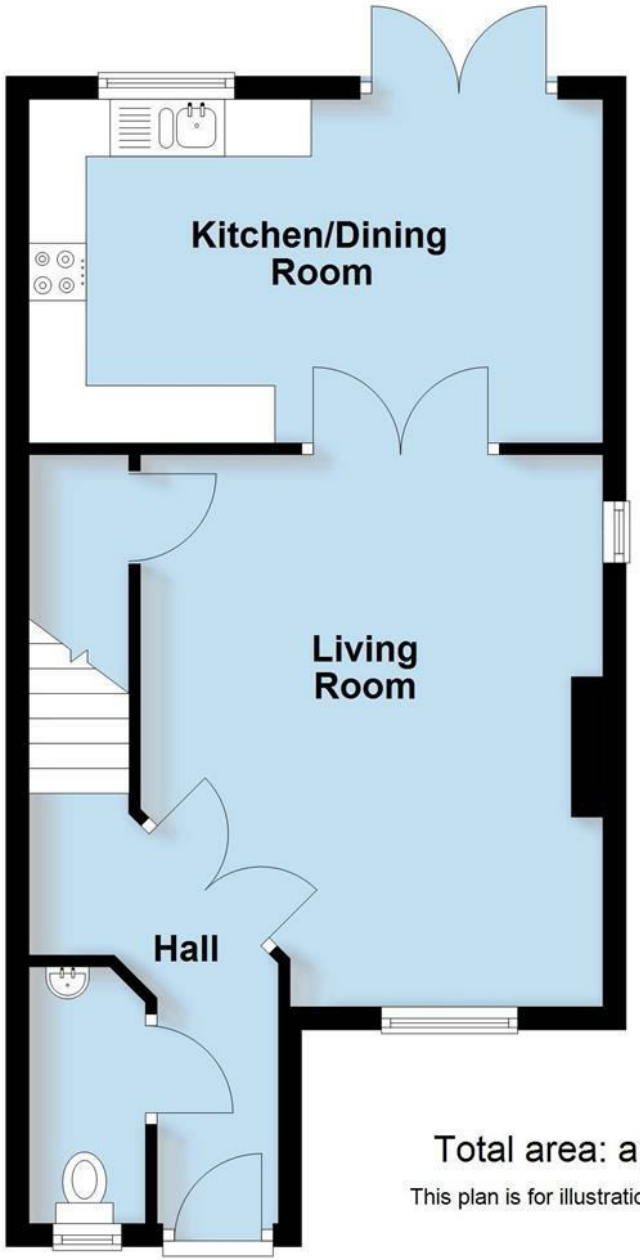
Council Tax Band C.

Location

CV33 9WL

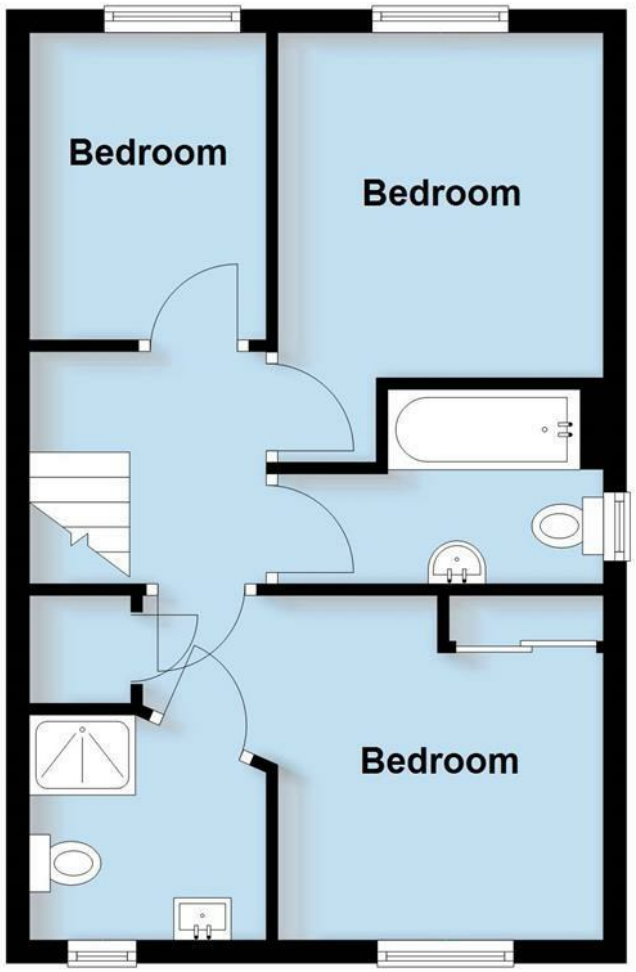
Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

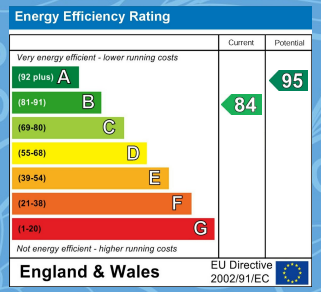
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.