

BELVOIR!

Guide Price £330,000



10 Court Close

Bishops Tachbrook, Leamington Spa CV33 9RX

This well-presented two-bedroom bungalow is ideally positioned in the highly sought-after village of Bishops Tachbrook, offering a peaceful setting while remaining within easy reach of Leamington Spa and excellent transport links.



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ACCOMMODATION

The property features a driveway providing off-road parking, leading to an entrance porch and a welcoming hallway. The two bedrooms are well-proportioned doubles, both enjoying pleasant aspects and offering flexible space for use as guest accommodation, a home office, or dressing room if required. A modern shower room is conveniently located opposite, fitted with a contemporary suite including a walk-in shower, wash basin, and WC, finished in a clean and neutral style.

The property enjoys an abundance of natural light throughout, creating a bright and inviting atmosphere.

To the rear, a generous living room offers a comfortable and versatile space for both relaxing and entertaining, complete with sliding doors opening directly onto the garden. This flows through to a kitchen diner, designed with a semi open-plan layout that provides a natural sense of separation while maintaining a sociable feel. The kitchen is fitted with a range of high and low level units, an electric hob, integrated appliances, and French doors leading out to the garden.

Outside, the garden is thoughtfully landscaped, featuring a patio area, a well-maintained lawn, and mature planting, along with a decking area that is ideal for outdoor dining and enjoying the surroundings. The property also benefits from a garage, providing additional storage or secure parking.

Bishops Tachbrook is a popular village known for its strong community feel and convenient access to Leamington Spa. The area is well served by local amenities and benefits from excellent transport connections, including regular bus services and easy access to nearby road networks.

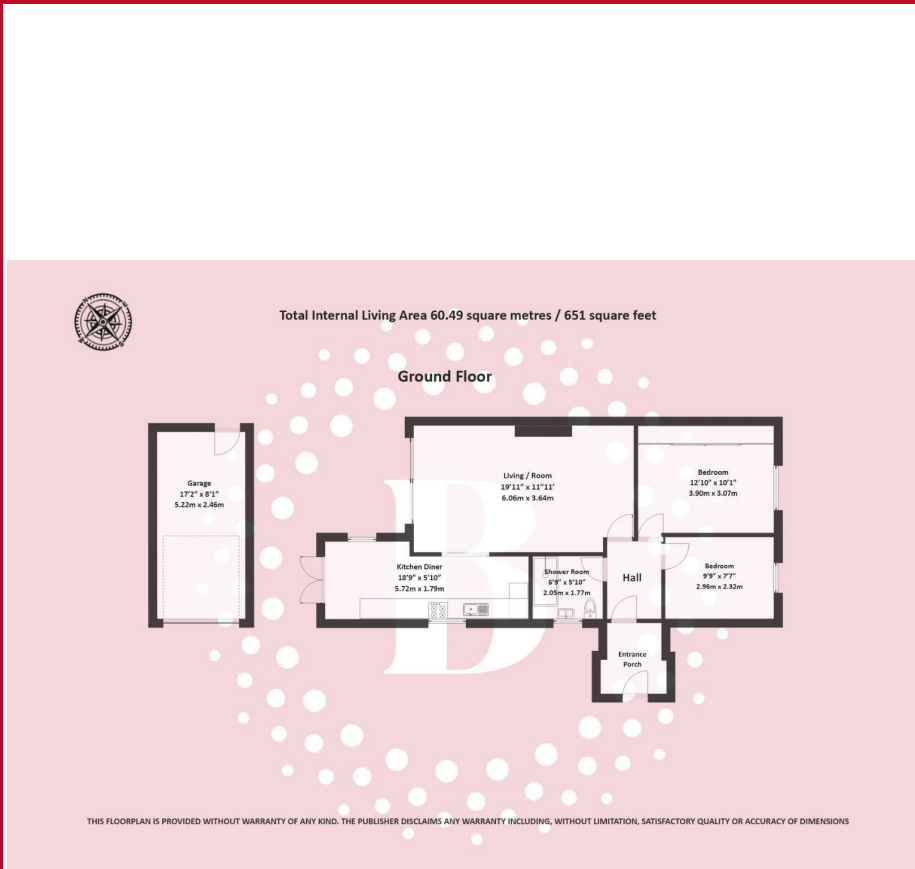
Provides excellent scope for a loft conversion, subject to the relevant planning consents or permitted development rights.

Fixtures & Fittings

Only those items specifically mentioned in these particulars are included in the sale.

Information

Mains water and electricity are believed to be connected to the property. The



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	
		68	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.