

HOLT AVENUE, LEAMINGTON SPA CV33 9RE



A TWO BEDROOM SEMI DETACHED BUNGALOW IN THE POPULAR VILLAGE OF BISHOPS TACHBROOK.

- NO CHAIN
- BUNGALOW
- VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- DRIVEWAY AND GARAGE
- OPEN PLAN LOUNGE/DINING ROOM
 - KITCHEN
- TWO DOUBLE BEDROOMS
- RECENTLY FITTED SHOWER ROOM
 - CONSERVATORY AND PORCH

2 BEDROOMS

OFFERS OVER £240,000

A two double bedroom semi detached bungalow, located within the popular village of Bishops Tachbrook. The property has No Onward Chain and is located within a quite cul-de-sac with beautiful views of the countryside.

With a hard landscaped front garden and a driveway to the side, the bungalow has two double bedrooms, an open plan living room/dining room, kitchen, recently fitted bathroom and conservatory.

The garden overlooks the countryside and has space for sheds and greenhouses.

Front

With a hard landscaped garden to the front, leading to the front door and porch area. There is also a driveway to the side of the property, providing off road parking and further access to the bungalow via a side door.

Entrance Hallway 12'7" x 5'2" (3.85 x 1.60)

With light point, loft access, cupboard where the heating system is located. Access to all rooms other than the Conservatory.

Open Plan Lounge/Dining 22'1" x 12'3" (6.75 x 3.75)

Really spacious open plan living room and dining area, with a double glazed window to the front aspect and patio doors to the rear leading to conservatory area and rear aspect. With light points and heating vent.

Kitchen 9'8" x 6'1" (2.95 x 1.87)

With light point, patio door leading to the driveway and side aspect. Space for white goods, kitchen worktop with base units above and below.

Bathroom 8'1" x 4'5" (2.48 x 1.35)

Fairly recently fitted bathroom, which has a walk in shower, double glazed window to the side, WC, sink, light point and heated towel rail.

Bedroom One 10'11" x 9'6" (3.35 x 2.90)

Double glazed window to the rear aspect, light point and heating vent.

Bedroom Two 10'11" x 8'11" (3.35 x 2.72)

Double glazed window to the front aspect, light point and heating vent.

Conservatory 12'3" x 8'4" (3.75 x 2.55)

With a light point, electric points, window to the side and sliding patio doors to the rear and leading to the garden.

Garden

Mostly laid to lawn with great views of the countryside. Patio area to the front with space for seating.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

****Although the current heating system is heated through the air vent system****

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

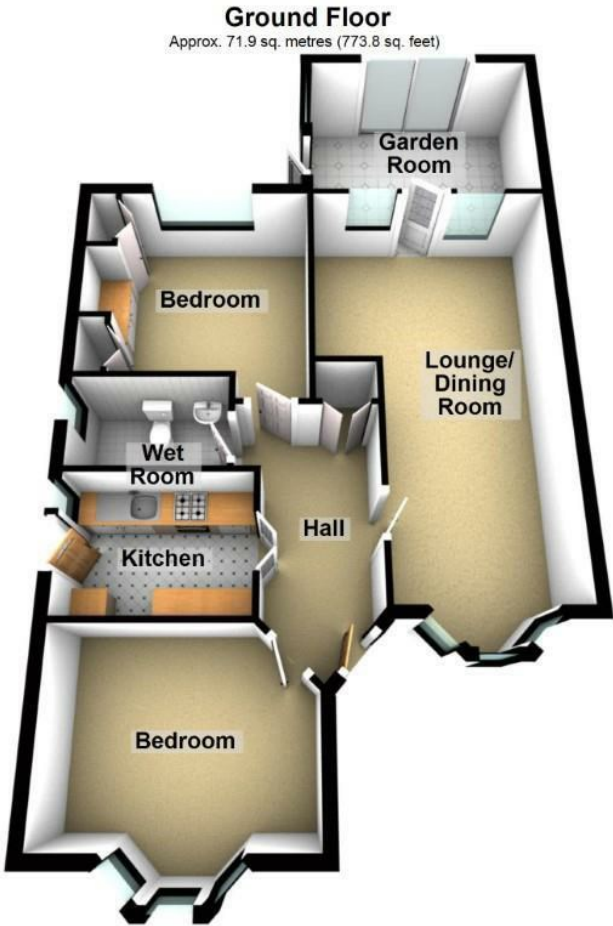












Total area: approx. 71.9 sq. metres (773.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

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