

## MALLORY ROAD, BISHOPS TACHBROOK CV33 9QY



### A METICULOUS THREE BEDROOM MID TERRACE WITHIN A POPULAR VILLAGE LOCATION.

- THREE DOUBLE BEDROOMS
- MID TERRACE
- VILLAGE LOCATION
- GENEROUS PORCH
- DOWNSTAIRS WC
- KITCHEN
- OPEN PLAN/DINING ROOM
- BATHROOM
- GARDEN
- EXCELLENT STORAGE

**3 BEDROOMS**

**PRICE GUIDE £285,000**

Nestled in the charming village of Bishops Tachbrook, this delightful three-bedroom mid-terrace house on Mallory Road presents an exceptional opportunity for those seeking a comfortable and stylish home. Immaculately maintained throughout, this property boasts three generously sized double bedrooms, making it ideal for families or those who appreciate ample living space.

The heart of the home is the open-plan lounge and dining room, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern kitchen is well-equipped and designed to meet the needs of contemporary living.

Step outside to discover a spacious garden, offering a private outdoor retreat where you can unwind or host gatherings with friends and family. The combination of indoor and outdoor spaces makes this property a true gem in a sought-after location.

With its excellent condition and thoughtful layout, this terraced house is not just a place to live, but a place to thrive. Whether you are a first-time buyer or looking to settle in a vibrant community, this home is sure to impress. Do not miss the chance to make this lovely property your own.

The current owners have really improved this property throughout, leaving a stylish and impressive finish.

Bishops Tachbrook has a strong sense of community, with good local school catchments, local amenities, a social club and family friendly pub/restaurant. The village is also excellent for local motorway access points.

**Porch 10'11" x 6'6",246'0" (3.35 x 2.75)**

**Entrance Hallway 8'9" x 5'7" (2.68 x 1.71)**

**Downstairs WC 4'6" x 2'6" (1.39 x 0.78)**

**Kitchen 11'9" x 8'1" (3.60 x 2.48)**

**Open Plan Living/Dining 19'8" x 11'11" (6.00 x 3.65)**

**First Floor Landing**

**Bedroom One 12'9" x 9'3" (3.89 x 2.83)**

**Bedroom Two 12'7" x 9'3" (3.86 x 2.82)**

**Bedroom Three 11'11" x 6'7" (3.64 x 2.01)**

**Bathroom 8'2" x 5'5" (2.50 x 1.67)**

**Garden**

#### **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.

**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

**Tax Band**

The Council Tax Band is C.

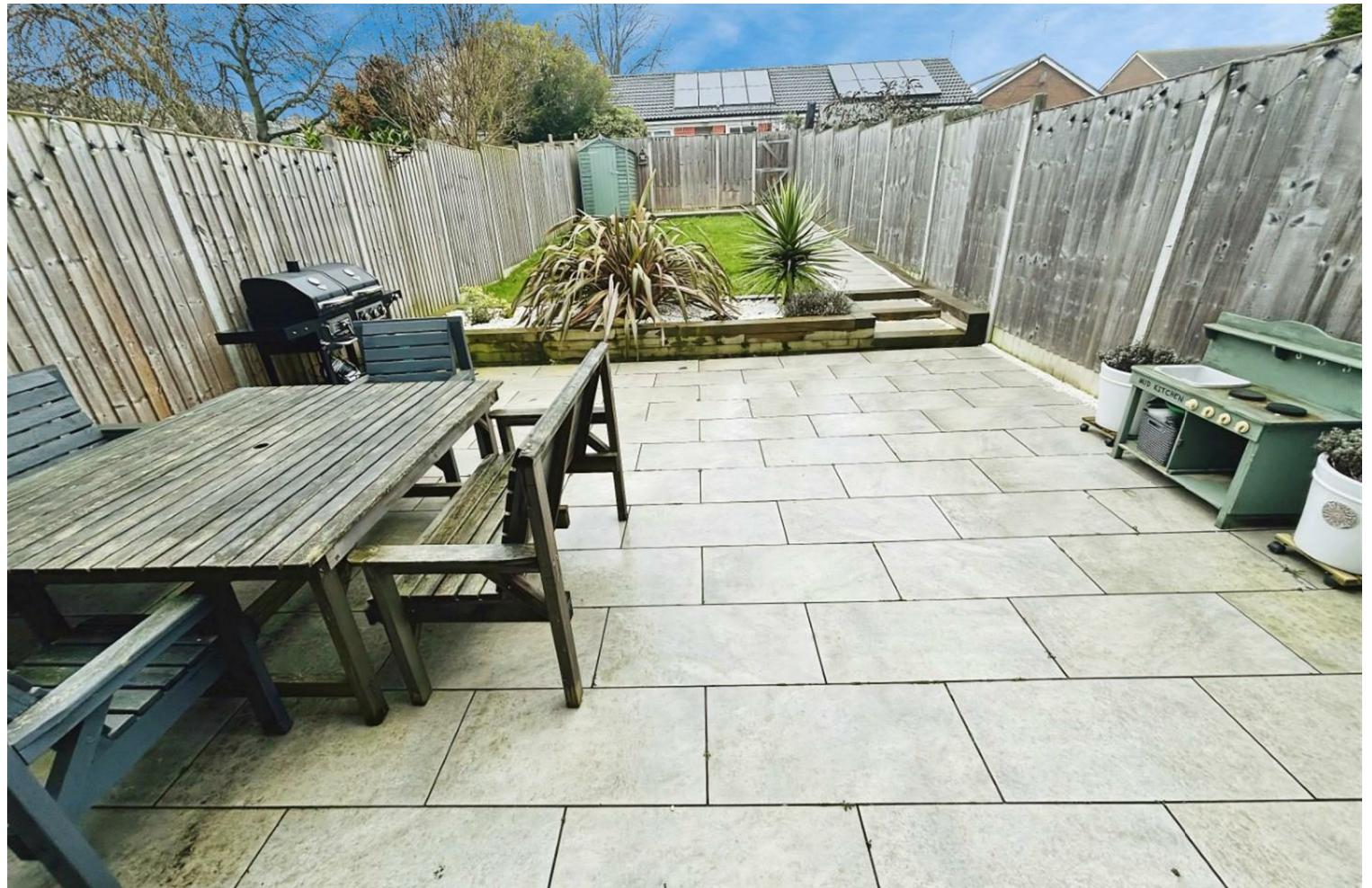


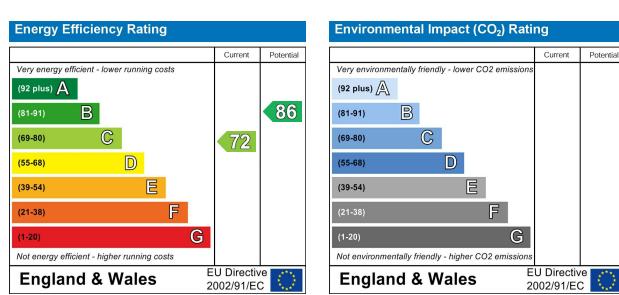












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