Connells

Waterton Way
Bishops Tachbrook Leamington Spa

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Bishops Tachbrook Leamington Spa CV33 9UU

for sale
£335,000

Property Description

A beautifully presented three-bedroom semi-detached home, ideally situated in the popular Bishops Gate development, in Bishops Tachbrook, offering modern living space and excellent convenience for local amenities and transport links.

The property welcomes you with an entrance hallway leading through to a spacious living room, perfect for relaxing or entertaining. To the rear, the contemporary kitchen/diner provides a practical and sociable space, with ample storage and room for family dining, along with access to the rear garden. A useful downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private and comfortable retreat. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for families, couples, or first-time buyers alike.

Externally, the property enjoys a private rear garden, ideal for outdoor enjoyment and entertaining. To the front/side, there is off-road parking for two vehicles, adding further practicality.

This fantastic home combines modern convenience with a well-designed layout and is ready to move straight into.

Approach

Via driveway leading to the front door.

Entrance Hallway

With stairs rising to the first floor, a radiator and a door leading to the lounge.

Lounge

Spacious, light and airy lounge having a radiator, a double glazed window to front elevation and a door leading to the inner hallway.

Inner Hallway

With a built-in storage cupboard and doors to the downstairs cloakroom and kitchen/diner.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas and a radiator.

Kitchen/Diner

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with cooker hood over, a washing machine, a dishwasher and a fridge/freezer. Housing the combi-boiler and comprising a radiator, a double glazed window to rear elevation and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the loft via hatch and doors to all bedrooms and the family bathroom.

Master Bedroom

Double bedroom consisting of a built-in storage cupboard, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having a radiator and an extractor fan.

Bedroom Two

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Three

With a radiator and a double glazed window to rear elevation.

Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having a radiator and a double glazed window to side elevation.

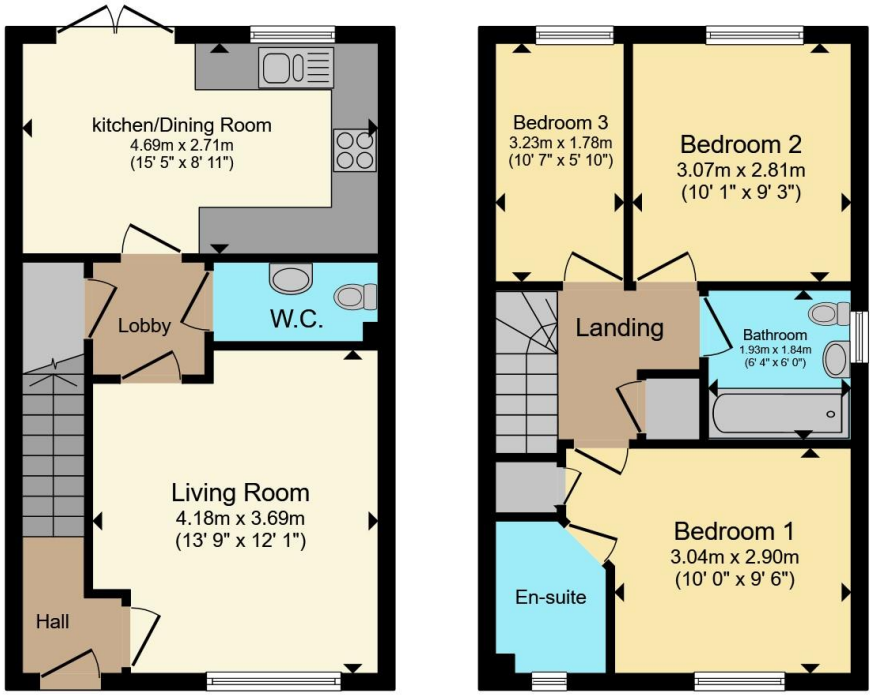
Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed.

Parking

Off road parking for two cars to the front of the property.



Ground Floor **First Floor**

Total floor area 74.0 m² (796 sq.ft.) approx

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7-8 Euston Place
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EPC Rating: B

Council Tax
Band: C

Tenure: Freehold

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