



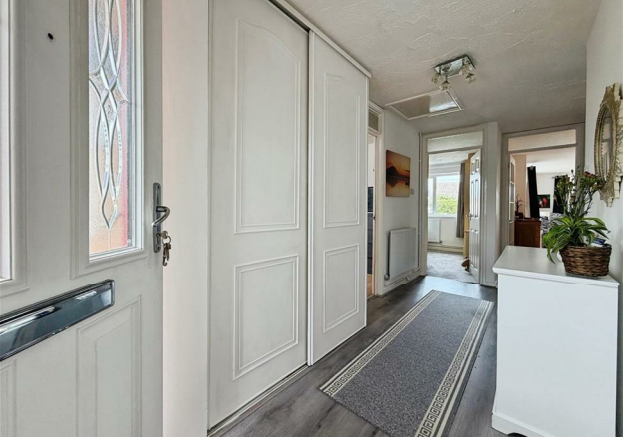




HOLT AVENUE, BISHOPS TACHBROOK

complete
SALES & LETTINGS













An extended 1967 semi-detached bungalow situated in the popular village of Bishops Tachbrook, occupying a generous corner plot within a quiet cul-de-sac. The property comprises a central entrance hall, a spacious lounge to the rear, a breakfast kitchen, four bedrooms and two bathrooms would really suit a family. Outside, there is a landscaped rear garden with an abundance of pathways, a summer house and a timber shed. To the front, there is block-paved parking, along with a shared driveway leading to the garage. The village offers a local shop, church, St Chad's Community Centre, BMX track, The Leopard public house, a primary school, Oakley School, and is ideally located for Jaguar Land Rover, Aston Martin and the M40 motorway. This property is offered with no onward chain.

Property Details...

Entrance Hall
A modern composite entrance door with twin glazed side windows leads into the central hallway, which features fitted storage cupboards, a radiator, timber-effect laminate flooring and doors leading to the breakfast kitchen, living room, four bedrooms and both bathrooms.

Lounge
A generously sized living room featuring timber flooring, a large uPVC double glazed window and uPVC double glazed patio doors opening onto the garden. There is a central electric fireplace with a painted timber surround, wall lighting and a radiator.

Breakfast Kitchen
Fitted with a range of timber-effect wall and base units with dark worktops, an integrated double oven, four-ring induction hob and extractor hood. There is a single bowl stainless steel sink with mixer tap and drainer, space and plumbing for a washing machine and dishwasher, and space for an upright fridge/freezer. Additional features include brick-effect tiled splashbacks, a large radiator, two uPVC double glazed windows and a uPVC double glazed door leading to the side garden. There is also a wall-mounted back boiler.

Bedroom One
A spacious double bedroom with an extensive range of fitted wardrobes and drawers, a radiator and a large uPVC double glazed window overlooking the rear garden.
Bedroom Two
Featuring timber-effect laminate flooring, a radiator and a uPVC double glazed window to the front elevation.

Bedroom Three
A double bedroom with dark-effect laminate flooring, a radiator and a uPVC double glazed window.

Bedroom Four
A double bedroom with laminate flooring, a radiator and a uPVC double glazed window.
Bathroom
A stylish, fully tiled bathroom fitted with a white bath and bi-fold shower screen, a rainfall mains shower with handheld attachment and attractive patterned hexagonal wall tiles. There is a concealed cistern WC, chrome heated towel rail, extractor fan, recessed downlights, LED mirror cabinet and a large vanity unit with inset wash hand basin and mixer tap.
Second Bathroom
Fitted with a bath, WC and pedestal wash hand basin with mixer tap. The



walls are predominantly tiled with a decorative glass mosaic border. There is an electric shower over the bath, a heated towel rail and a uPVC double glazed window.

Rear Garden
Occupying a generous corner plot, the rear garden is mainly laid to lawn with an extensive range of paved pathways and patio areas. There is also a timber summer house and a timber garden shed.

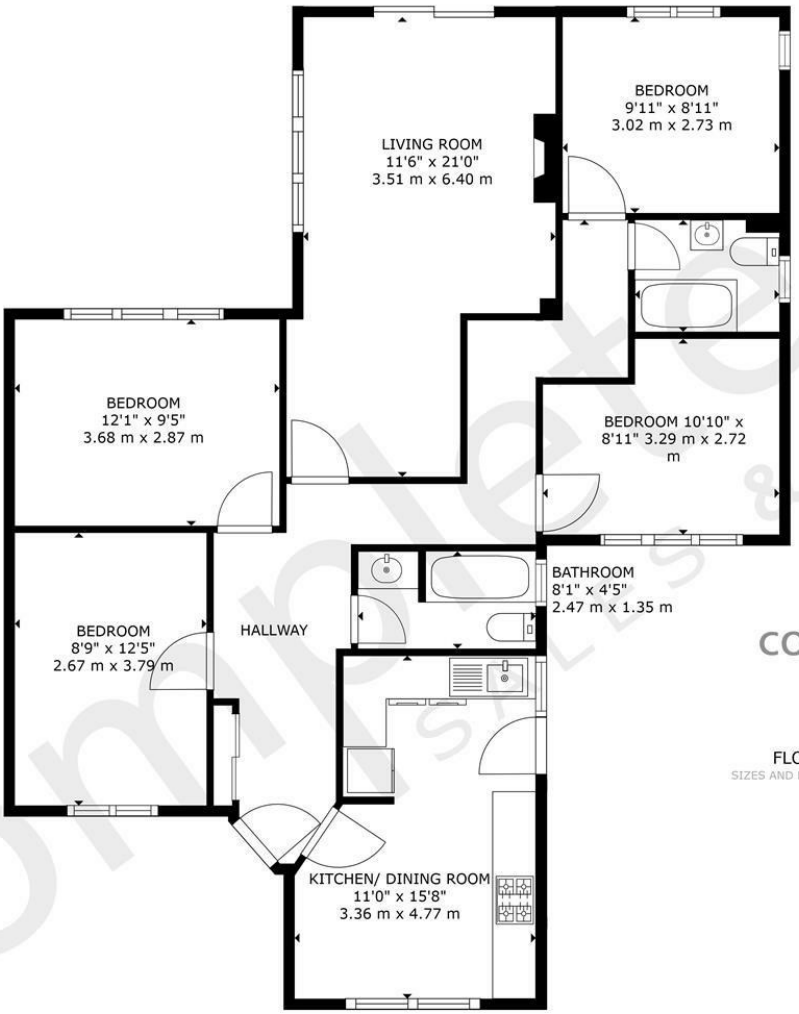
Garage
A brick-built garage with an up-and-over door.

Parking & Front
The property benefits from a block-paved driveway providing off-road parking for several vehicles, together with a shared driveway leading to the garage. There is also an attractive canopy porch and external lighting.

Location
Bishops Tachbrook is a historic Warwickshire village with a thriving community of over 2,500 residents. Ideally positioned close to Leamington Spa, Warwick and Southam, it also offers excellent access to the M40 motorway, making it ideal for commuters. The village enjoys a strong community spirit, centred around St Chad's Church, the Sports and Social Club and St Chad's Community Centre. Families are well served by the







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GROSS INTERNAL AREA
FLOOR PLAN: 1,066 sq. ft, 99 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





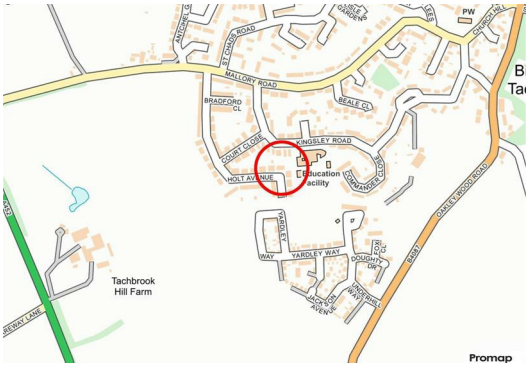
village primary school and the highly regarded Oakley School, catering for nursery, primary and secondary-aged children. There is a popular village green known locally as “The Meadow”, complete with a modern BMX track, along with a convenience store, doctor’s surgery, church and the well-known Leopard public house. Regular bus services to Leamington Spa are available from a bus stop just a four-minute walk from the property.





- 1967 Extended Bungalow
- Large Living Room
- Four Bedrooms
- Corner Plot & Cul-De-Sac
- Popular Village Location
- Semi Detached 1066 Sqft
- Dining Kitchen
- Two Bathrooms
- Garage & Parking
- No Chain- Family Home

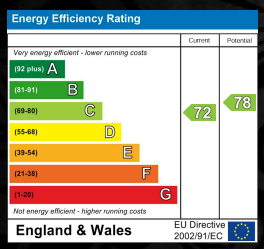






HOLT AVENUE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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