



Connells

Kingsley Road
Bishops Tachbrook Leamington Spa



Property Description

Situated in the highly desirable village of Bishops Tachbrook, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create their ideal family home. Requiring full renovation throughout, the property presents significant potential for improvement and extension, subject to the necessary planning permissions.

The accommodation comprises an entrance hall, a spacious lounge/dining room, sun room, kitchen, and a useful utility room. To the first floor are two double bedrooms, a single bedroom, and the family bathroom.

Externally, the property benefits from a generous rear garden offering excellent scope for extension and landscaping. To the front, there is a foregarden and a tandem driveway providing off-road parking for two vehicles.

Located within this popular village setting, with easy access to Leamington Spa, Warwick and major transport links, this property represents a fantastic opportunity for those seeking a renovation project in a prime location.

Approach

Set back from the road behind the foregarden with a pathway leading to the front door and a driveway providing off road parking for two cars in tandem,

Entrance Porch

With a door leading to;

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor, an under stairs storage cupboard and storage area, a radiator, a door to the lounge and an archway to the kitchen.

Lounge Area

Bay-fronted lounge with a radiator and an archway to the dining area.

Dining Area

Having a radiator, two windows to rear elevation and a door leading into the Sun room.

Sun Room

With a window and door to side elevation as well as a door leading to the Utility/W.C.

Utility

An internal inspection of this room is yet to be carried out.

Kitchen

Fitted with wall and base units with work surfaces over, incorporating a sink. Providing space for appliances whilst housing the wall-mounted Bosch boiler. With a double glazed window to side elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, a window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

Bay-front double bedroom.

Bedroom Two

Double bedroom having a double glazed window to rear elevation.

Bedroom Three

With a radiator and a window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over, a low level W/C and a radiator.

Outside

Front Of The Property

Lawned fore-garden and a driveway providing off road parking for two cars in tandem.

Rear Garden

Good size and established garden being mainly laid to lawn and fence enclosed with generous side gated access.

Agent's Note

It is our understanding that the title is pending ownership update at Land Registry. Your conveyancer will take the necessary steps

and advise you accordingly. In addition there are a limited number of mortgage lenders available due to the short period of ownership by current owners. We advise to make relevant enquiries with your mortgage advisor/lender

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315534



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