



8 Jackson Avenue

Bishops Tachbrook CV33 9SS

Guide Price £435,000

# 8 Jackson Avenue

## Bishops Tachbrook

\*\*\*NO ONWARD CHAIN - THREE BED DETACHED - OFF-ROAD PARKING AND GARAGE\*\*\* A very well appointed modern detached family home on a good sized plot within this popular development by Bloor Homes on the edge of the highly sought after south Warwickshire village of Bishops Tachbrook. The village is located about 3 miles south of Leamington Spa and has an excellent primary school, local pub and village shops, with the M40 being within easy reach.

The accommodation is presented in immaculate condition and briefly comprises - Entrance hall, guest cloakroom/wc, living room with patio doors leading to the rear garden and good sized kitchen/diner with range of integrated appliances. To the first floor there are three good bedrooms, the master having an en suite and fitted wardrobes and the family bathroom.

To the outside there is a driveway providing off-road parking leading directly to the garage and a good sized garden to the rear with ample space for entertaining.

Viewing is an absolute must.

### LOCATION

Jackson Avenue forms part of a highly successful development constructed in 2017 by Messrs J S Bloor on the periphery of the popular village of Bishops Tachbrook. The village itself contains some amenities including local shops, schools and a variety of recreational facilities and is ideally sited approximately four miles to the south of the town centre and within easy reach of the motorway network. Bishops Tachbrook has consistently proved to be a popular village location.

### ENTRANCE HALL

Having a radiator, storage cupboard, stairs rising to the first floor and doors to adjacent rooms.

### CLOAKROOM

1.79m x 0.95m (5'10" x 3'1")

Having a low level WC, sink unit and a radiator.

### SITTING ROOM

4.74m x 3.48m (15'6" x 11'5")

A bright and light room which has double glazed windows to the front and side elevations, French doors leading out to the rear garden, two radiators and space for lounge furniture.

### KITCHEN / DINING ROOM

4.74m x 2.82m (15'6" x 9'3")

Having worktop surfaces, cupboards, a double glazed window to the front elevation, sink unit, space for a washing machine and dishwasher, a wall mounted boiler, radiator and French doors leading

out to the rear garden. Also having the added benefit of a built-in four ring electric hob, extractor fan above, oven unit and fridge / freezer.

### FIRST FLOOR LANDING

Having loft access and doors leading to adjacent rooms.

### BEDROOM ONE

2.82m x 2.73m (9'3" x 8'11")

Having space for bedroom furniture, radiator, double glazed window to the rear elevation and a door leading to the;

### EN-SUITE

2.62m x 1.99m (8'7" x 6'6")

Having a low level WC, sink unit, shower cubicle, heated towel rail, part tiled walls, tiled flooring and a frosted double glazed window to the front elevation.

### BEDROOM TWO

3.44m x 2.50m (11'3" x 8'2")

Having space for bedroom furniture, radiator and double glazed window to the front elevation.

### BEDROOM THREE

3.48m x 2.17m (11'5" x 7'1")

Having space for bedroom furniture, radiator and a double glazed window to the rear elevation.

### BATHROOM

2.27m x 1.95m (7'5" x 6'4")

Having a low level WC, sink unit, bath, heated towel rail, part tiled walls, tiled flooring and a double glazed frosted window to the front elevation.

### Features

Immaculate Detached Modern Home

Three Bedrooms

Popular Semi Rural Location

Good Sized Kitchen/Diner

Living Room

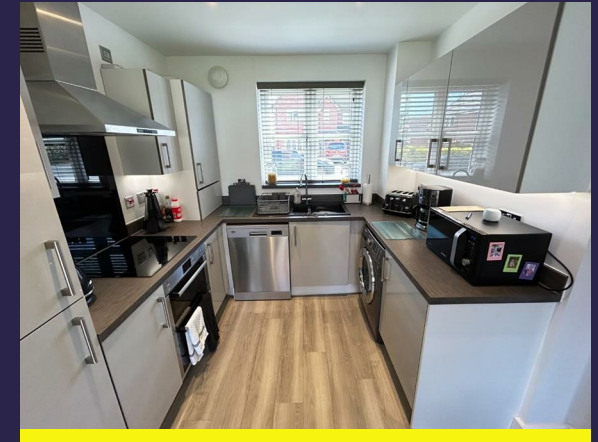
Garage And Driveway

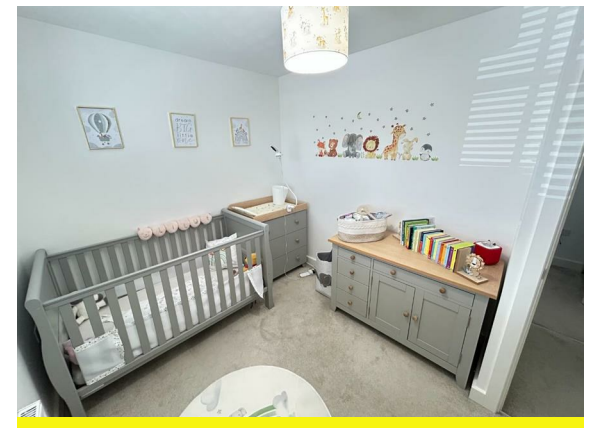
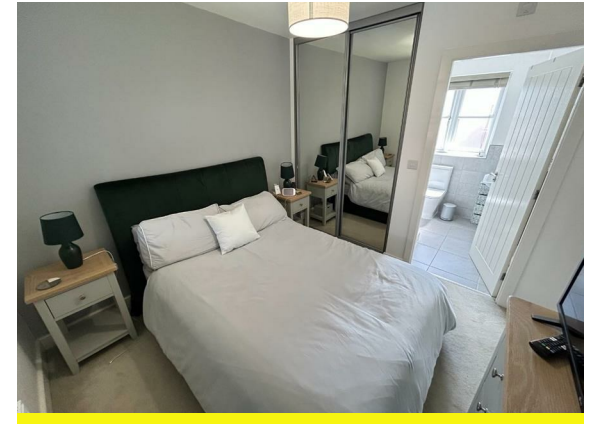
Bathroom And En Suite

No Onward Chain

Great Access To M40 Motorway

Beautiful Rear Garden





## Floorplan



Total area: approx. 81.4 sq. metres (876.0 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com