



**Connells**

Anchitel Green  
Bishops Tachbrook Leamington Spa



## Property Description

In the 2022 built AC Lloyd development in Bishops Tachbrook, Anchitel Green we have a beautiful two bedroom starter home offered for sale.

This well presented, spacious, two double bedroom property is set in a lovely location and has been thoughtfully and lovingly maintained by the current owners.

The property comprises an external bin store area, a spacious hallway, kitchen, lounge with French doors to the rear garden which over looks farm land, two generous double bedrooms and a bathroom.

## Approach

Via driveway with pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs storage cupboard. Comprising luxury vinyl flooring with under floor heating and doors to the kitchen, downstairs cloakroom and the lounge.

## Kitchen

11' x 6' 10" ( 3.35m x 2.08m )

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel, one and a half bowl sink and drainer unit. Having an electric oven, electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Comprising luxury vinyl flooring with under floor heating, ceiling spotlights and a double glazed window to front elevation.

## Downstairs Cloakroom

Fitted with a wash hand basin with vanity unit, a low level W/C, luxury vinyl flooring with under floor heating and a double glazed window to side elevation.

## Lounge

13' 6" x 13' 4" ( 4.11m x 4.06m )

Spacious, light and airy lounge having luxury vinyl flooring with under floor heating, a television point, double glazed windows to rear elevation and French doors leading to the garden.

## First Floor

### Landing

The stairs lead from the hallway. There is access to the boarded loft via a ladder, a radiator and doors to both bedrooms and the family bathroom.

### Bedroom One

13' 3" max x 11' 5" ( 4.04m max x 3.48m )

Double bedroom comprising a built-in cupboard over the stairs and two double glazed windows to front elevation.

### Bedroom Two

13' 4" x 9' 6" ( 4.06m x 2.90m )

Double bedroom having a built-in cupboard housing the air source heating pump and two double glazed windows to rear elevation.

### Bathroom

Fitted with a modern three piece suite, comprising a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having ceiling spotlights, a chrome heated towel rail and a double glazed window to side elevation.

### Outside

#### Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a shed.

#### Parking

Driveway to the front providing off road parking for two cars.

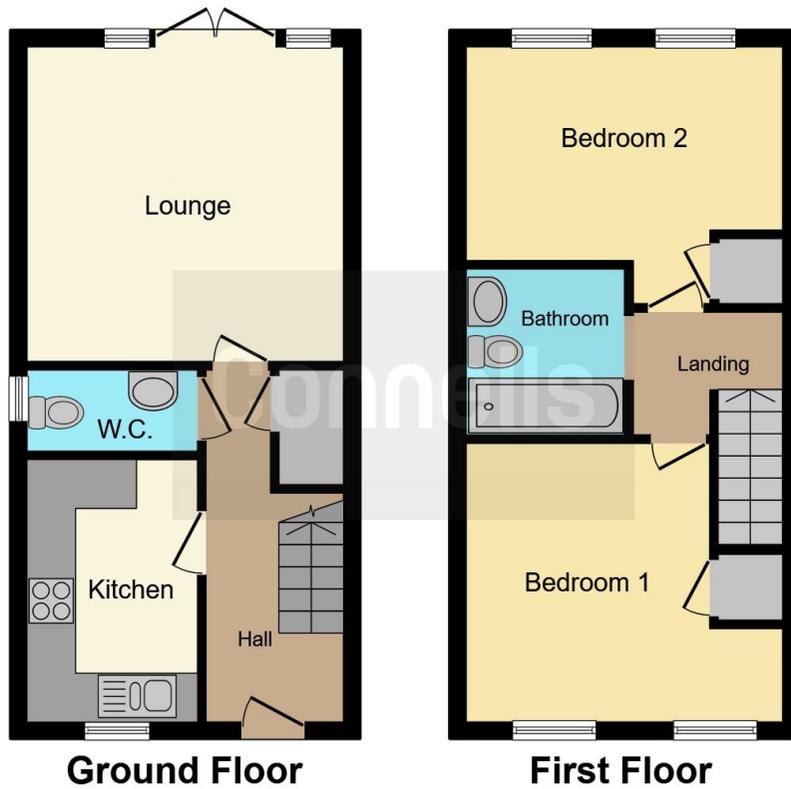
#### Staircasing

The Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from the housing association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold, service charges may apply. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

### Agent's Note

Connells advise this property has an electric heating system via air source heating. The property also benefits from solar panels for which there are no charges payable and will automatically transfer ownership to the new owners.





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: A Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/SPA314191](http://connells.co.uk/Property/SPA314191)**

Tenure: Freehold



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