



24 Underhill Way
Leamington Spa CV33 9ST

**SHELDON
BOSLEY
KNIGHT**

Land and Property Professionals



24 Underhill Way

Leamington Spa

A very well appointed modern semi detached family home 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.

The property is surrounded by beautiful rolling Warwickshire countryside and offers a great position for access to the M40, Fosse Way and town centres of Warwick and Leamington Spa.

The beautifully presented accommodation briefly comprises - Entrance hall, Living room, fitted kitchen/diner, cloakroom/w.c. To the first floor there are three bedrooms, an en suite and the family bathroom. Outside there is driveway parking to the front for two cars side by side and a good sized mainly lawned rear garden.



Dimensions

Hallway

Living Room 14'4" x 10'11" (4.38 x 3.35)

Kitchen 12'2" x 12'0" (3.72 x 3.66)

Guest Cloakroom

First Floor

Bedroom 11'9" x 6'6" (3.59 x 1.99)

Bedroom 11'9" x 8'9" (3.59 x 2.69)

Family Bathroom

Bedroom 9'8" x 9'0" (2.95 x 2.75)

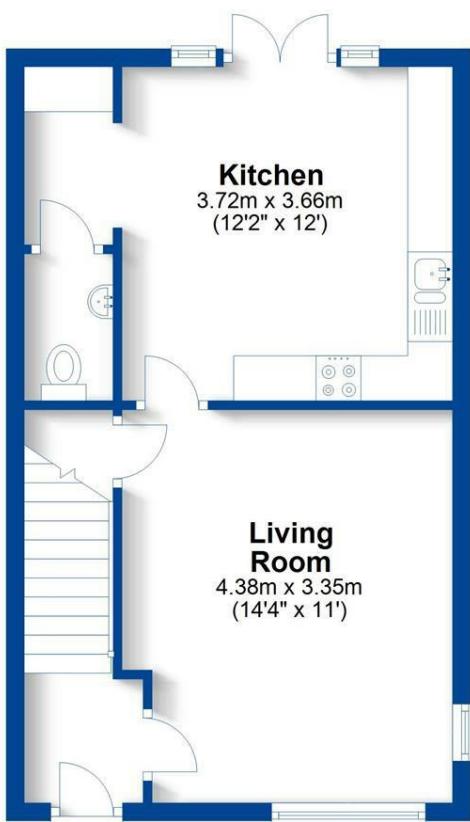
En Suite

EPC: B



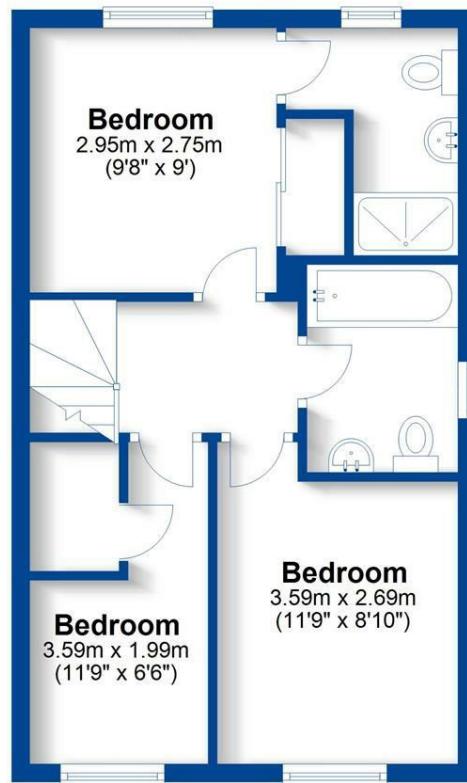
Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



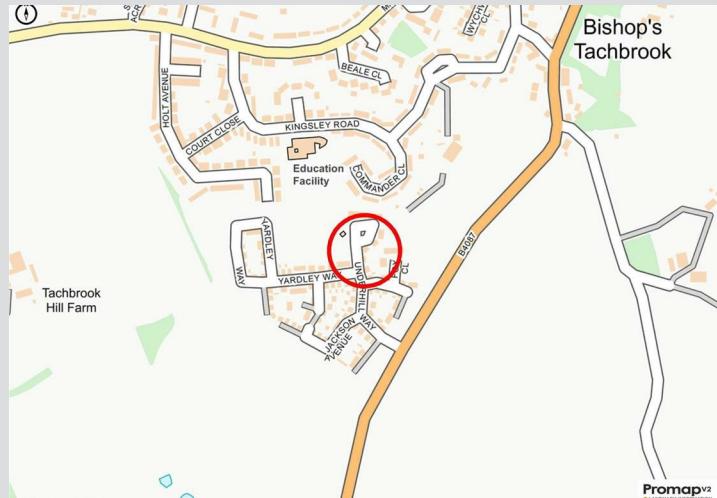
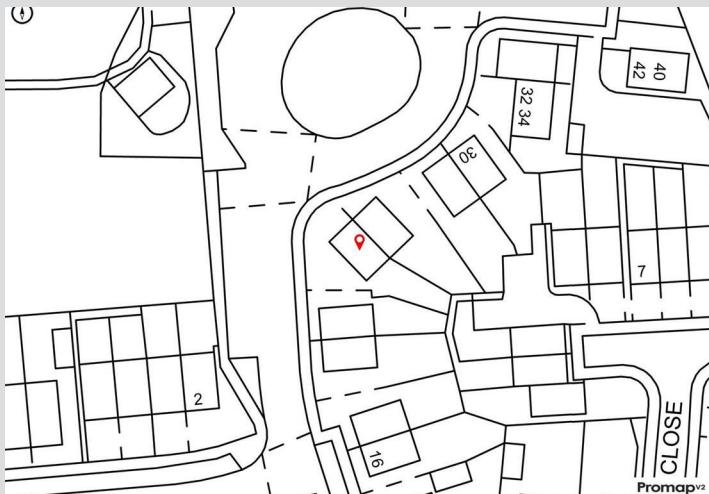
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 76.6 sq. metres (824.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Leamington Spa

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Leamington Spa
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Tel: 01926 430555

Stratford-upon-Avon

Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
Tel: 01789 292310

Kenilworth

9 The Square
Kenilworth
Warwickshire
CV8 1EF
Tel: 01926 857595

Shipston-on-Stour

The Corner House
Market Place
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Warwickshire, CV36 4AG
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