



79 Tachbrook Road, Leamington Spa

Leamington Spa

In Excess of £400,000





79 Tachbrook Road

Leamington Spa, Leamington Spa

Beautifully refurbished 3-bed Edwardian home on Tachbrook Road, near Leamington Spa train station. Modern design, period charm, turnkey finish. 2 reception rooms, impressive kitchen/diner, modern shower room and low-maintenance garden. Ideal for commuters. Close to amenities, schools, and parks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Walking distance to train station
- Three double bedrooms
- Large kitchen diner
- 2 reception rooms
- Finished to impressive standard
- Edwardian end of terrace



Kitchen/diner

9' 2" x 27' 3" (2.80m x 8.30m)

Sitting room

11' 6" x 14' 9" (3.50m x 4.50m)

Living room

11' 6" x 14' 9" (3.50m x 4.50m)

Bedroom 1

11' 2" x 15' 5" (3.40m x 4.70m)

Bedroom 2

9' 6" x 12' 6" (2.90m x 3.80m)

Bedroom 3

8' 10" x 11' 6" (2.70m x 3.50m)

Bathroom

5' 11" x 12' 10" (1.80m x 3.90m)

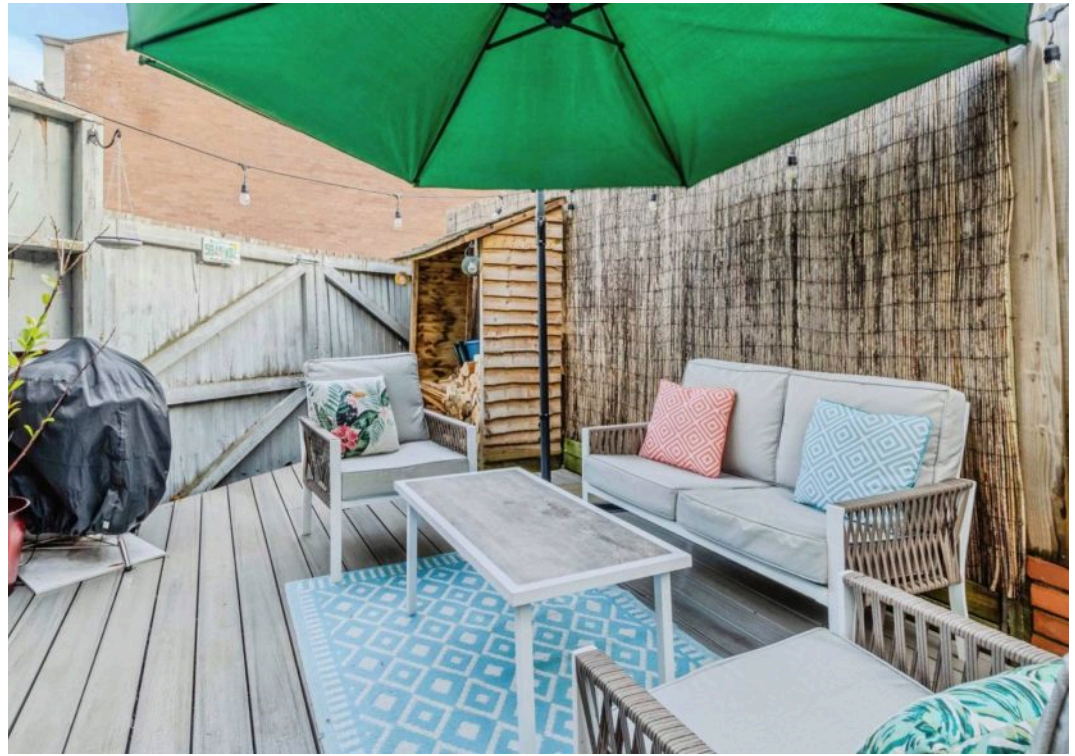
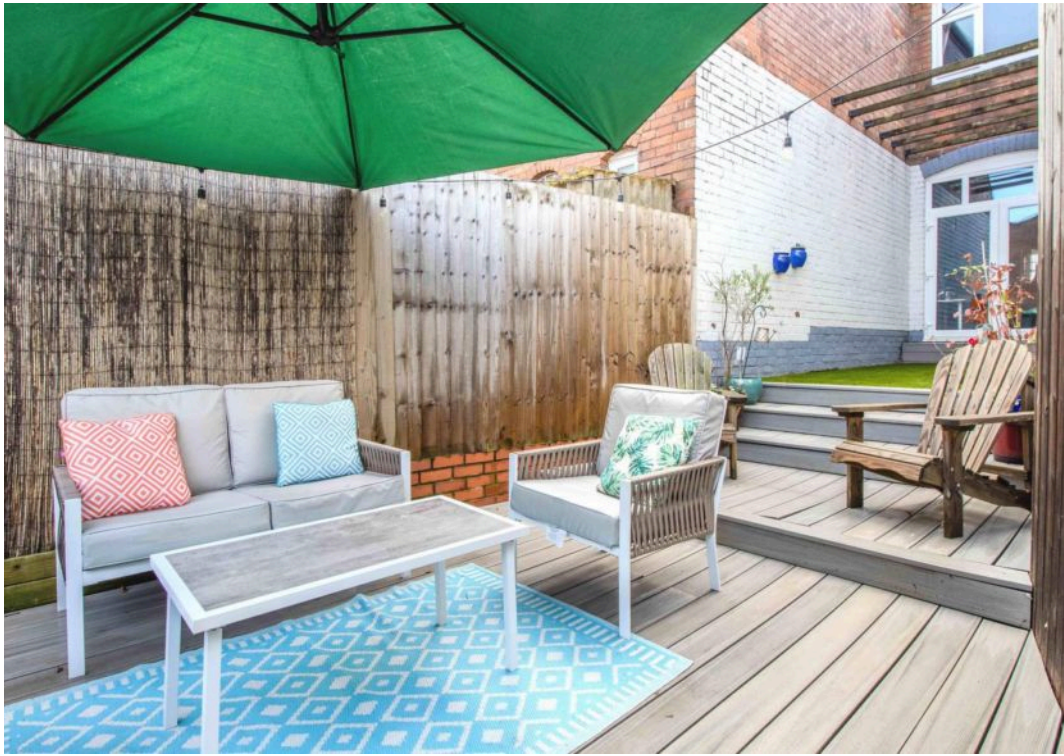




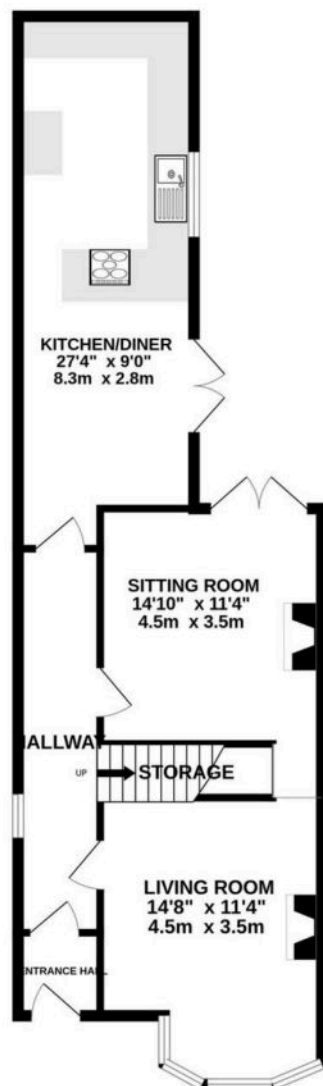
GARDEN

ON STREET

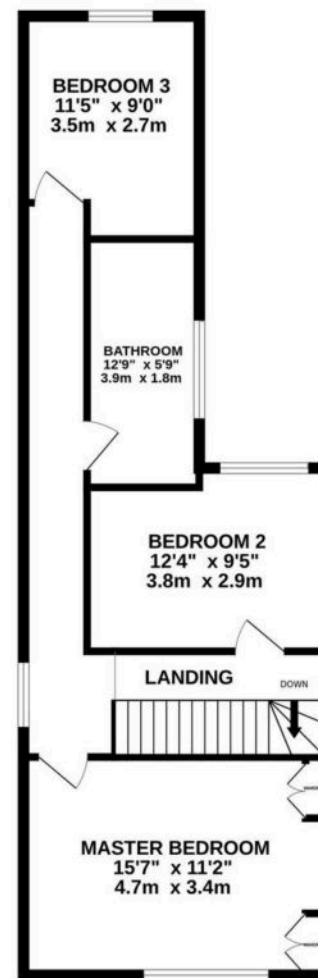




GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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