5 Compton Road, Lighthorne Heath, Leamington Spa, Warwickshire, CV33 9TL

- Generous Accommodation
- Mid Terrace House
- Conveniently located to M40, JLR and Aston Martin
- Living Room Leading Out Onto Rear Garden
- Kitchen
- Three Bedrooms
- Upstairs Bathroom
- Enclosed Rear Garden
- Well Presented

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Asking Price £240,000

A deceptively spacious three bedroom mid terrace home positioned on a no through road. Offering plenty of storage throughout, the layout briefly comprises of living room and kitchen-breakfast room downstairs, whilst upstairs there are three bedrooms with two of them being generous double bedrooms and a bathroom. Outside there is a lovely enclosed rear garden.

ACCOMMODATION
Into welcoming entrance hallway with stairs rising to the first floor and wall mounted radiator. Door through to living room with window and patio doors opening out onto the rear garden. Wall mounted radiator. The kitchen area is fitted with a vast amount of wall and base units with worktop over. Eye level cooker and hob with extractor above. Inset sink and drainer with window overlooking front aspect. Space for fridge-freezer and space for washing machine. Door out into rear garden. Further additional door which offers the perfect cloak storage space, but additional door onto the front aspect.
Upstairs to the first floor there is a window to the front aspect with access to loft space with ladder. Bedroom one is a generous double bedroom with window overlooking rear garden, wall mounted radiator and built in wardrobe and airing cupboard housing the water tank. Bedroom two offers a further double bedroom with built in cupboard, window overlooking rear aspect and wall mounted radiator. Bedroom three has window to front aspect and wall mounted radiator.

OUTSIDE
Enclosed rear garden with decking area immediately accessed from the living room. Pathway leading to the rear of the garden, the remainder laid to lawn with mature borders with an abundance of flowers and bushes.
To the front there is a pathway leading to the front aspect and the remainder laid to lawn.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

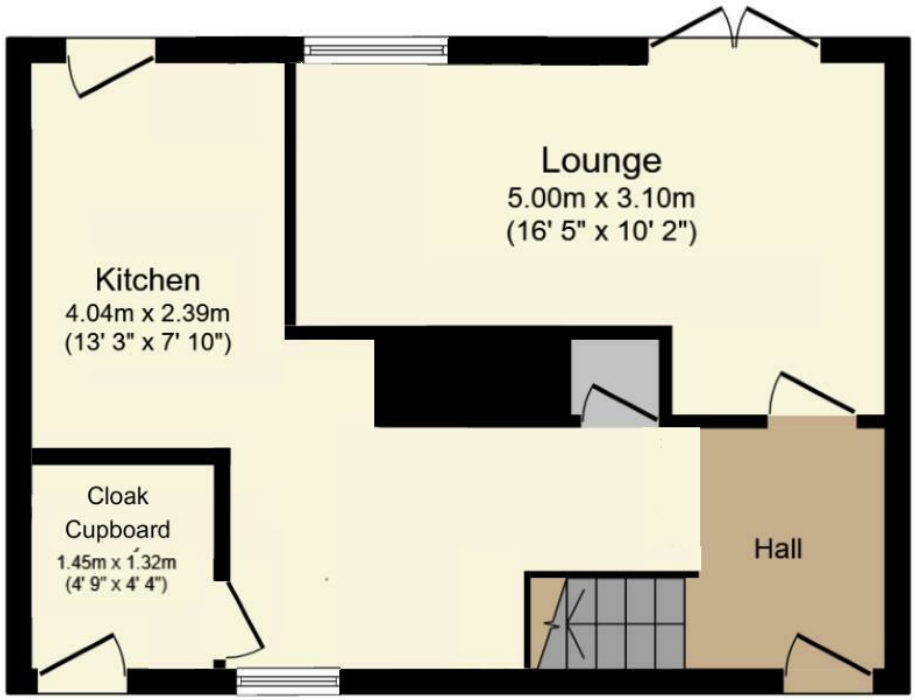
SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG Gas.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

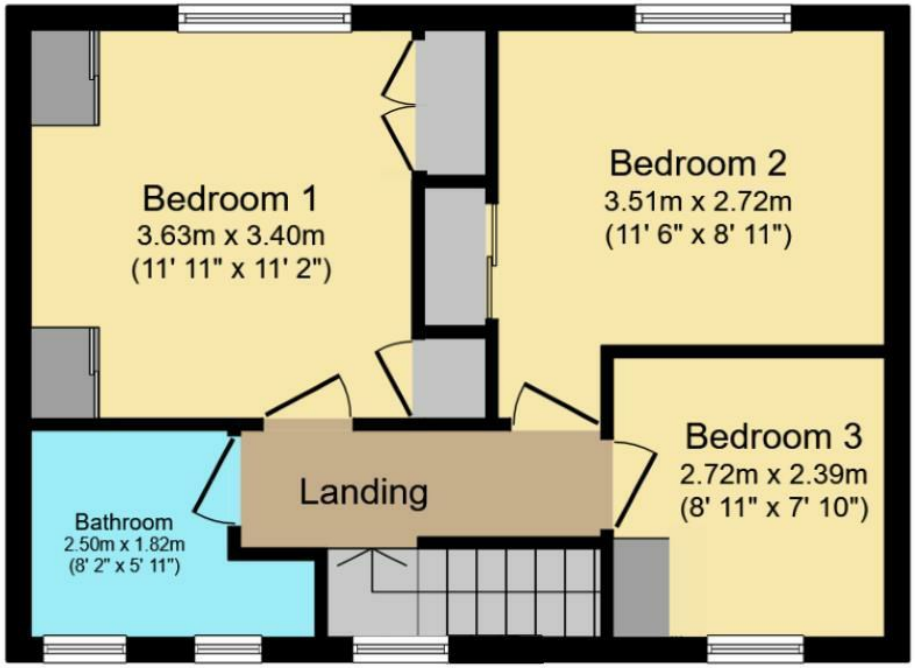
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



Ground Floor

Floor area 39.8 m² (429 sq.ft.)



First Floor

Floor area 39.8 m² (429 sq.ft.)

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