



Peter Clarke

7 Mountford Rise, Lighthorne, Warwick, CV35 0AY

- A three bedroom mid-terraced property in the Warwickshire village of Lighthorne
- Lounge-Diner
- Kitchen
- Downstairs Cloakroom
- Three Bedrooms
- Modern Bathroom
- Patio Area
- Raised Lawn Area
- Easy Access to Motorway Networks, Neighbouring towns and JLR.



Offers In The Region Of  
£260,000

#### ACCOMODATION

Entrance through front door into entry hallway which has obscured window, stairs to the first floor and wall mounted storage heater. Cloakroom with wc, obscured window to side and wash hand basin. The living room is double aspect with two large windows and two wall mounted storage heaters. The kitchen benefits from a large storage space under the stairs, a range of wall mounted and base units with worktop over, cooker, space for washing machine, space for fridge freezer, wall mounted storage heater, window to rear and door into the rear garden. Stairs rising to first floor landing which has a window to rear and airing cupboard housing the water tank. Bedroom one has a window to the front aspect, wall mounted storage heater and access to the loft. Bedroom two has a window to the front aspect and wall mounted storage heater. Bedroom three has a window to the rear aspect and wall mounted storage heater. Family bathroom offers bath with shower over, wash hand basin, wc and obscured window to rear.

#### OUTSIDE

The rear garden comprises of three levels, patio area, gravelled area and the remainder laid to lawn. There is a brick built outhouse and a shed. There is also a shared alley to provide side access to the front of the property.

#### 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heaters and immersion water tank.

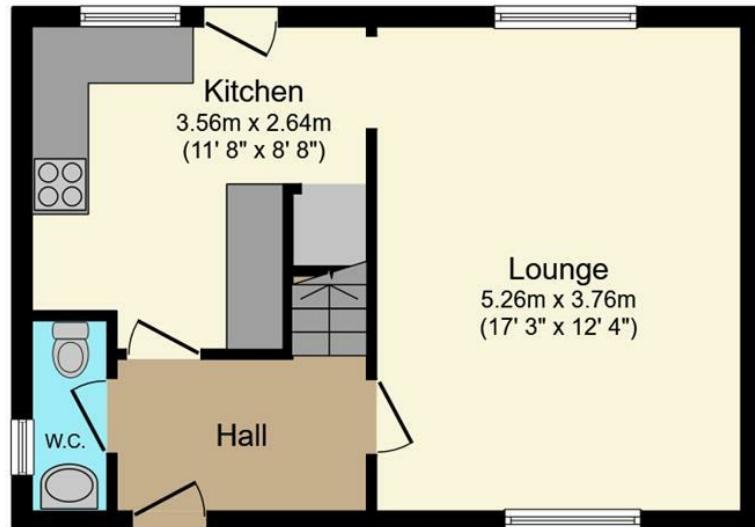
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

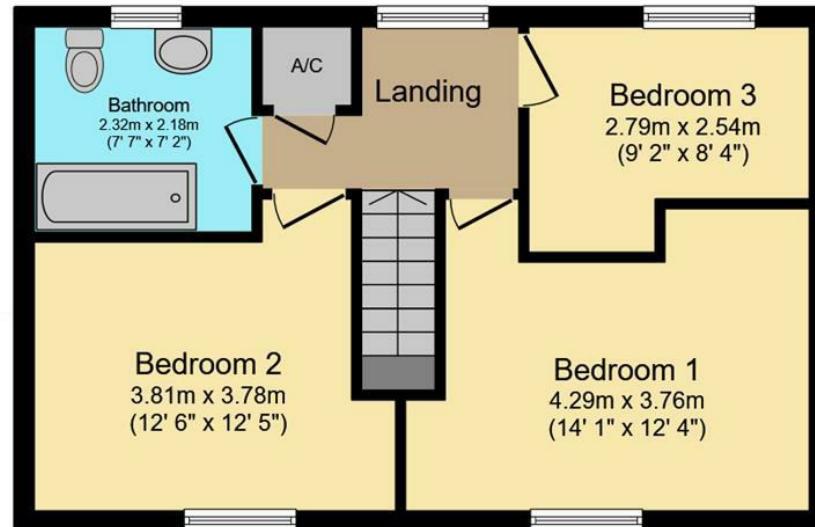
**VIEWING:** By Prior Appointment with the selling agent.





Ground Floor

Floor area 38.7 sq.m. (416 sq.ft.)

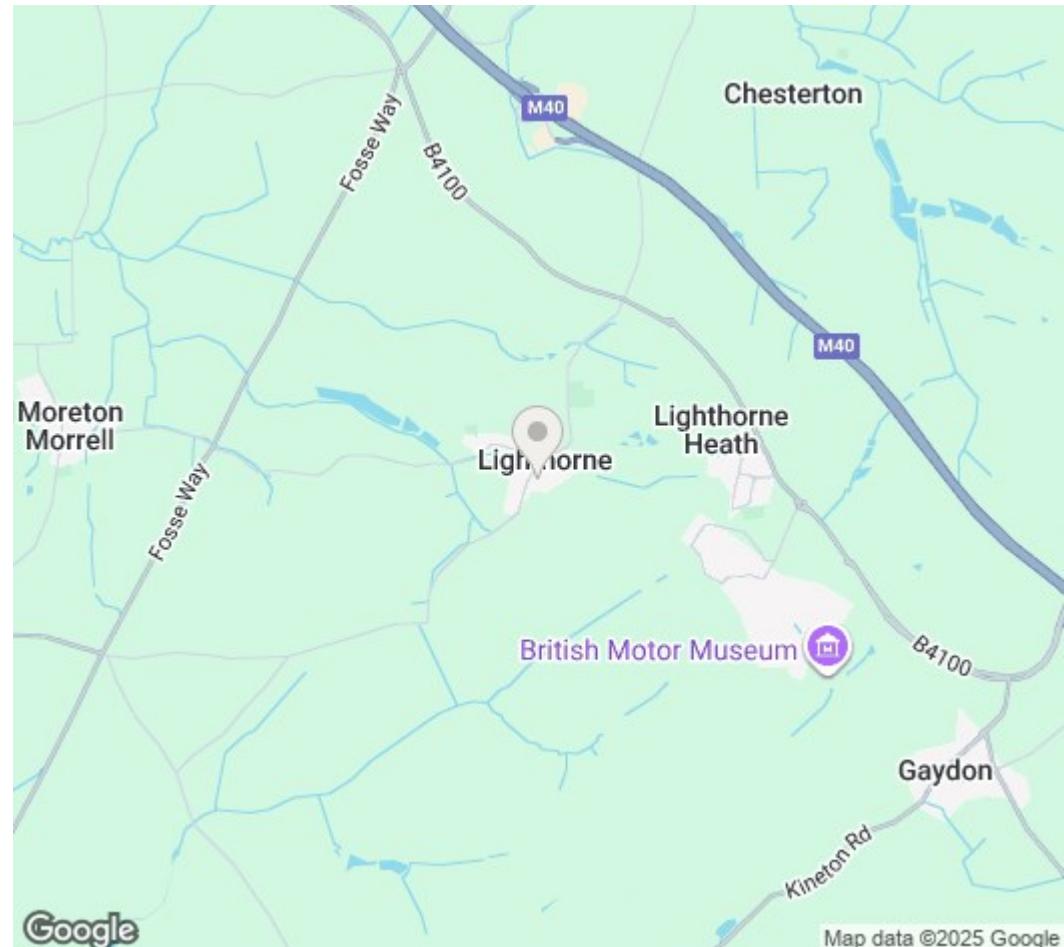


First Floor

Floor area 42.3 sq.m. (455 sq.ft.)

Total floor area: 81.0 sq.m. (872 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

