

Peter Clarke



2 The Avenue, Lighthorne Heath, Leamington Spa, CV33 9DJ

- Built in 2023
- Detached house
- Well presented accommodation
- Living room
- Kitchen - diner
- Three bedrooms
- Master ensuite, family bathroom and downstairs cloakroom
- Driveway and garage
- Rear garden
- EPC Rating B



£360,000

Built by Bellway Homes the well presented accommodation offers living room, kitchen-diner, downstairs cloakroom, three bedrooms, master ensuite and family bathroom, enjoying a landscaped garden, garage and driveway.

ACCOMMODATION

Entry through front door into entrance hallway with wall mounted radiator, under stairs storage cupboard and stairs rising to first floor. The kitchen-diner is fitted with a range of wall and base units with Quartz worktop over, inset sink and drainer, integrated eye-level oven, gas hob with extractor above, washing machine, dishwasher and fridge-freezer. Window to the side and rear aspect, with doors opening out onto the rear garden. From the hallway there is a door into the cloakroom having wc, wash hand basin and wall mounted radiator. The living room with bay window to side aspect, window to front aspect and wall mounted radiator.

Stairs rising to the first floor landing having wall mounted radiator, storage cupboard and access to loft space. The primary bedroom has fitted wardrobes, wall mounted radiator and Juliette balcony. Door into ensuite, fitted with wc, wash hand basin, shower, shaver point and obscured window to the front. Bedroom two and three both have fitted wardrobes, The family bathroom offers wc, wash hand basin, bath with shower attachment, shaver point, extractor and obscured window to the front.

OUTSIDE

The rear garden is mainly laid to lawn with patio area, planted borders and wall boundary, Gated access to tandem driveway in front of the garage which offers up and over door to the front, power and light.

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 gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

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 E.

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

VIEWING: By Prior Appointment with the selling agent.







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