

Peter Clarke

IN ASSOCIATION WITH

Winkworth



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

- No chain
- Ex show home - beautifully presented throughout
- Fully furnished
- Semi detached house
- Living room
- Kitchen-diner
- Three bedroom
- Ensuite shower room, bathroom and downstairs cloakroom
- Garage and driveway
- EPC rating B



£350,000

A fantastic opportunity to purchase a beautifully presented furnished ex-show home, which is sold as seen with the fixtures and furnishing. The modern residence offers excellent access to motorway networks and is conveniently located within easy reach of JLR and Aston Martin. The well appointed accommodation is finished to a high standard throughout and further benefits from fitted wardrobes, garage and off road parking. No onward chain.

#### ACCOMMODATION

Entered via the front door into the inner hallway, in which the property benefits from a convenient cloakroom comprising of wc and wash hand basin. The living room features a large front facing window allowing for plenty of light, useful understairs storage cupboard, wall mounted radiator and stairs rising to the first floor. To the rear the kitchen-diner is fitted with a range of wall and base units with worktop over and includes an integrated fridge-freezer, cooker with four-ring gas hob and extractor hood above, dishwasher and washing machine. There is also a wall-mounted radiator and French doors opening onto the rear garden.

The first floor landing provides access to the loft space. Door into bedroom one offering a fitted wardrobe, and over stairs storage cupboard, rear facing window and wall-mounted radiator. Door into ensuite with a walk in shower enclosure, wash hand basin, wc, obscured window and wall mounted radiator. Bedroom two offers a fitted wardrobe, front facing window and wall mounted radiator. Bedroom three with a window to the front aspect and wall mounted radiator. The family bathroom is fitted with a three-piece white suite comprising bath, wc and wash hand basin, along with an obscured window, shaver point and wall mounted radiator.

#### OUTSIDE

The garden is enclosed by timber fencing and benefits from side gate access to the driveway. Mainly laid to lawn with established planted borders, the outdoor space also features a patio area.

#### PARKING

To the side of the property is a tandem driveway providing off road parking and leading to the garage. The garage benefits from an up and over door to the front together with power and lighting.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** We have been advised that there is an annual maintenance charge of £140. This should be checked with solicitors 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. Listed: No | Broadband: Ultrafast available | Minimum Mobile Coverage: 74% O2 and Vodafone (both checked ofcom June 2026)

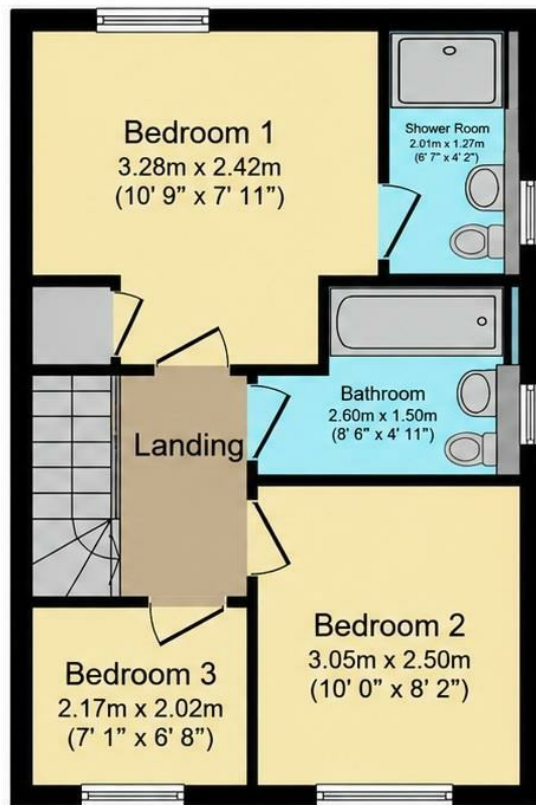
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

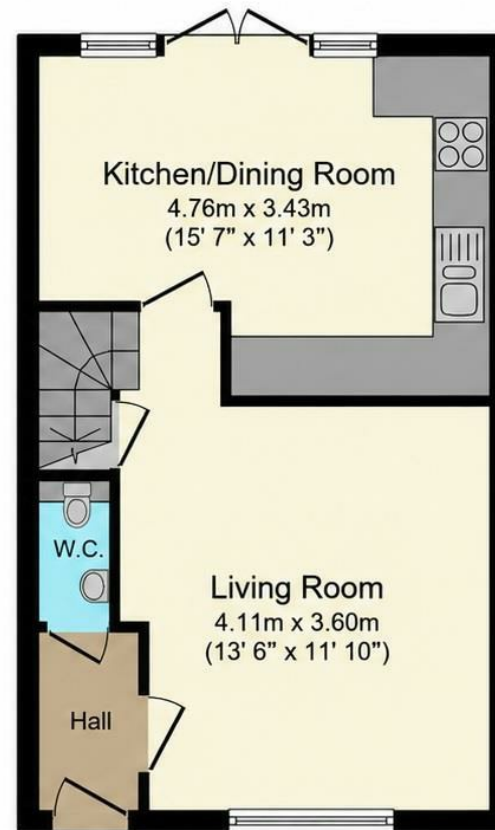
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:**B. A full copy of the EPC is available at the office if required.

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

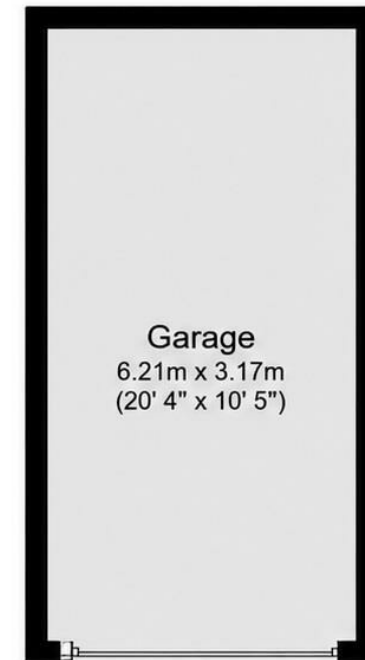




**First Floor**



**Ground Floor**



**Garage**

Total floor area 92.4 m<sup>2</sup> (995 sq.ft.) approx

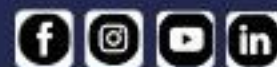
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of 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

AN ASSOCIATE OF

Winkworth