



**Connells**

Gaydon Coppice Avenue  
Upper Lighthorne Leamington Spa



## Property Description

Connells are delighted to present the opportunity to acquire a 25% share in this beautifully presented THREE bedroom semi-detached family home, situated in Upper Lighthorne.

The property benefits generous living accommodation throughout, including a spacious lounge/Diner, kitchen, ground floor cloakroom, three bedrooms and a family bathroom.

Outside the property also offers driveway parking and a private rear garden.

Viewing essential!

## Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

## Entrance Hallway

Having a door from the front elevation into an entrance hall with staircase rising to the first floor, understairs storage cupboard and doors leading to Kitchen, Lounge/diner and:

## Cloakroom

Having low level WC and wash hand basin.

## Kitchen

Fully fitted kitchen with a range of wall and base units with complementary work surfaces over, stainless steel sink and drainer. Under counter electric oven, gas hob with cooker hood over, space for washing machine and fridge/freezer, area for dining table and double glazed window to the front elevation.

## Lounge/Diner

Having feature paneling on rear wall, ample space for dining area and French doors to rear elevation into garden:

## First Floor

## Landing

## **Bedroom One**

Having two double glazed windows to front elevation:

## **Bedroom Two**

Having double glazed window to rear elevation:

## **Bedroom Three**

Having double glazed window to rear elevation and storage cupboard:

## **Bathroom**

Having white suite, comprising a wash hand basin, low level W/C and bath with shower over.

## **Outside**

### **Front**

### **Parking**

Having good sized driveway for several vehicles.

### **Rear Garden**

Private, enclosed good sized rear garden mainly laid to lawn with paved patio area ideal for outside entertaining.

### **Council Tax**

Local Authority: Stratford District Council

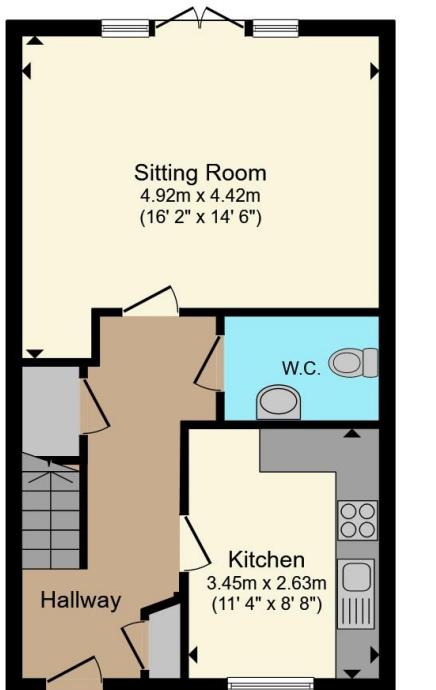
## **Viewings**

Strictly by prior appointment via the selling agent

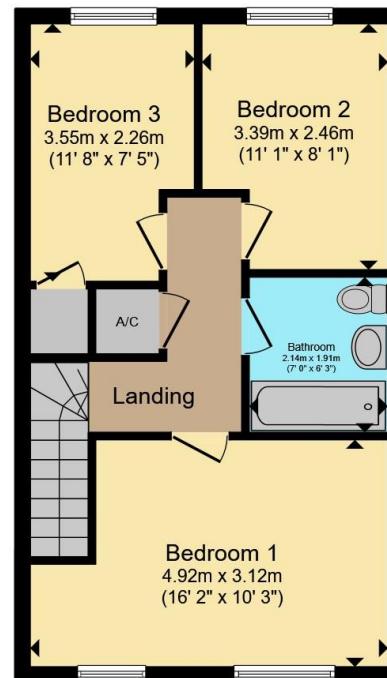








**Ground Floor**



**First Floor**

Total floor area 87.2 m<sup>2</sup> (938 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)

**Connells**

To view this property please contact Connells on

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Bridge Street  
WELLESBOURNE CV35 9QP

EPC Rating: B    Council Tax  
Band: C

Service Charge: 755.76    Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/WBE104083)** [connells.co.uk/Property/WBE104083](http://www.connells.co.uk/Property/WBE104083)

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: WBE104083 - 0003