



63 Gaydon Coppice Avenue, Upper Lighthorne
Leamington Spa

Guide Price **£275,000**





63 Gaydon Coppice Avenue

Upper Lighthorne, Leamington Spa

New in 2023, this 2-bed semi-detached in Upper Lighthorne offers modern living in a peaceful village. Features a stylish kitchen, spacious lounge, 2 bedrooms (1 en-suite), garden house, and off-road parking. Ideal for buyers seeking move-in-ready contemporary comfort. Close to amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Driveway
- Popular location
- Enclosed garden
- 2 Bedrooms
- En-suite
- EV Charger



Kitchen

9' 10" x 5' 11" (3.00m x 1.80m)

Living Room

16' 2" x 13' 0" (4.92m x 3.97m)

Bedroom 1

9' 10" x 9' 10" (3.00m x 3.00m)

En-suite

9' 10" x 2' 10" (3.00m x 0.86m)

Bedroom 2

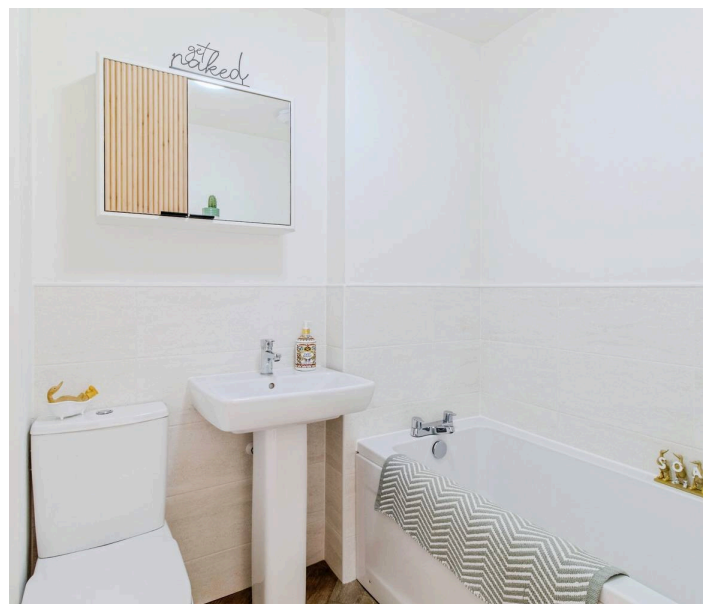
8' 2" x 9' 9" (2.50m x 2.96m)

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

WC

4' 11" x 2' 11" (1.50m x 0.88m)

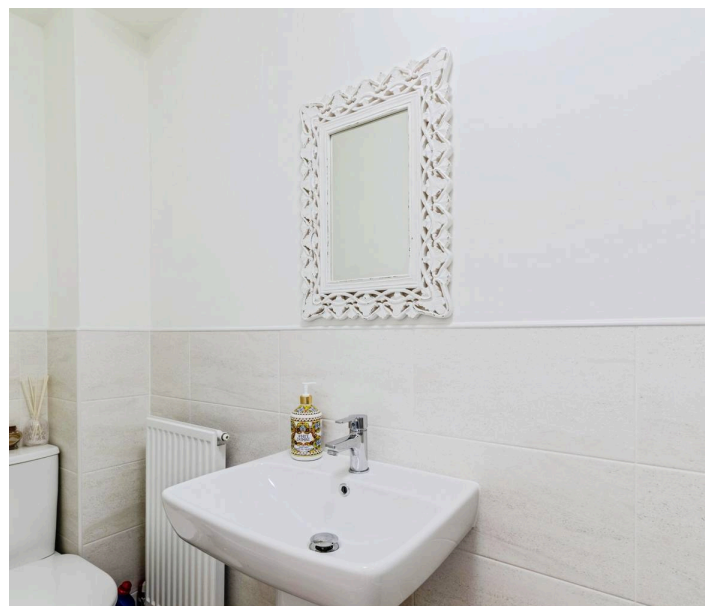




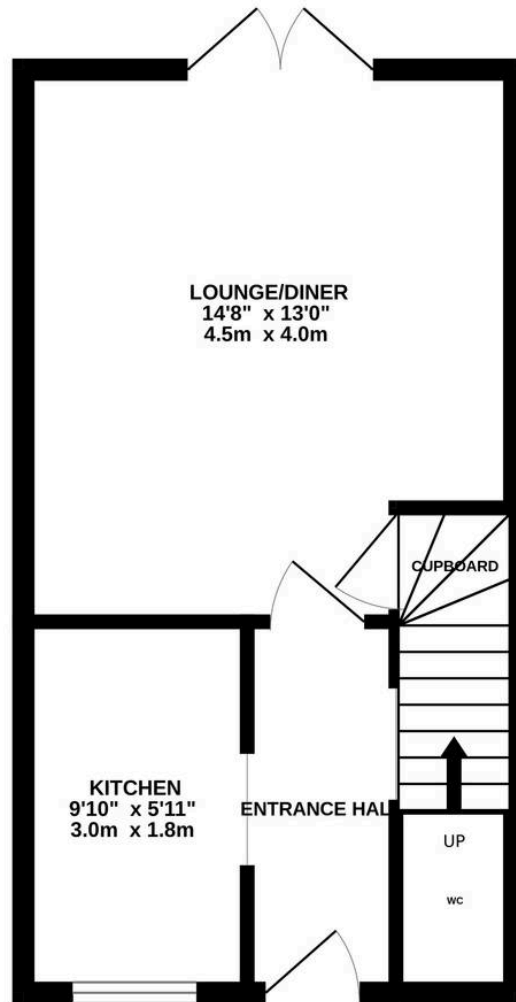
GARDEN

DRIVEWAY

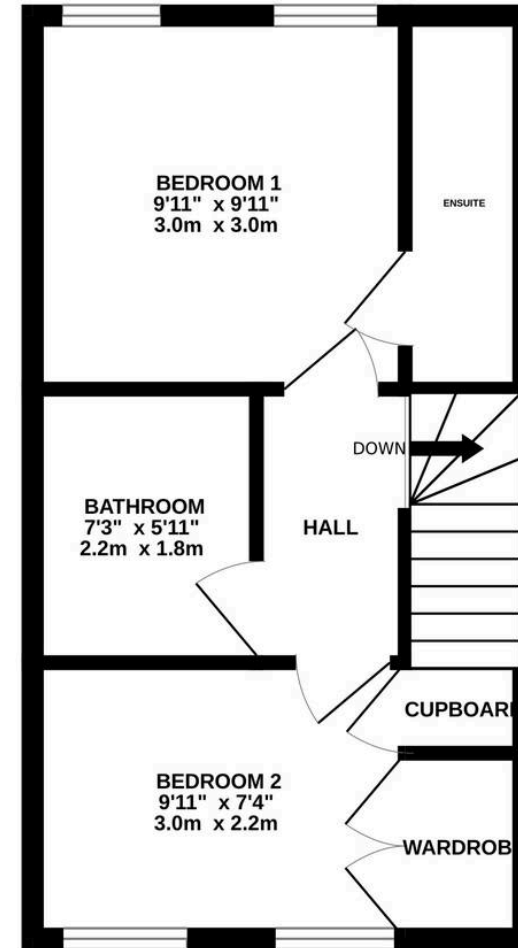
2 Parking Spaces



GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025





Hawthorn and Co

16 Hereburgh Way, Harbury - CV33 9NR

01926 919553

Enquiries@hawthornandco.co.uk

<http://www.hawthornandco.co.uk>

