



6 Gaydon Coppice Avenue, Upper Lighthorne
Leamington Spa

£280,000





6 Gaydon Coppice Avenue

Upper Lighthorne, Leamington Spa

Modern 2-bed semi in Upper Lighthorne. Stylish kitchen diner, bright lounge, garden, driveway for 2 cars. NHBC guarantee. Peaceful village with great links. Ideal for first-time buyers. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Semi-detached
- Two double bedrooms
- Driveway parking for 2 cars
- Low maintenance rear garden
- Modern Shaker-style kitchen
- Remaining NHBC guarantee



Living room

14' 9" x 9' 2" (4.50m x 2.80m)

Kitchen/Diner

11' 6" x 8' 6" (3.50m x 2.60m)

WC

8' 6" x 3' 11" (2.60m x 1.20m)

Master bedroom

14' 9" x 9' 2" (4.50m x 2.80m)

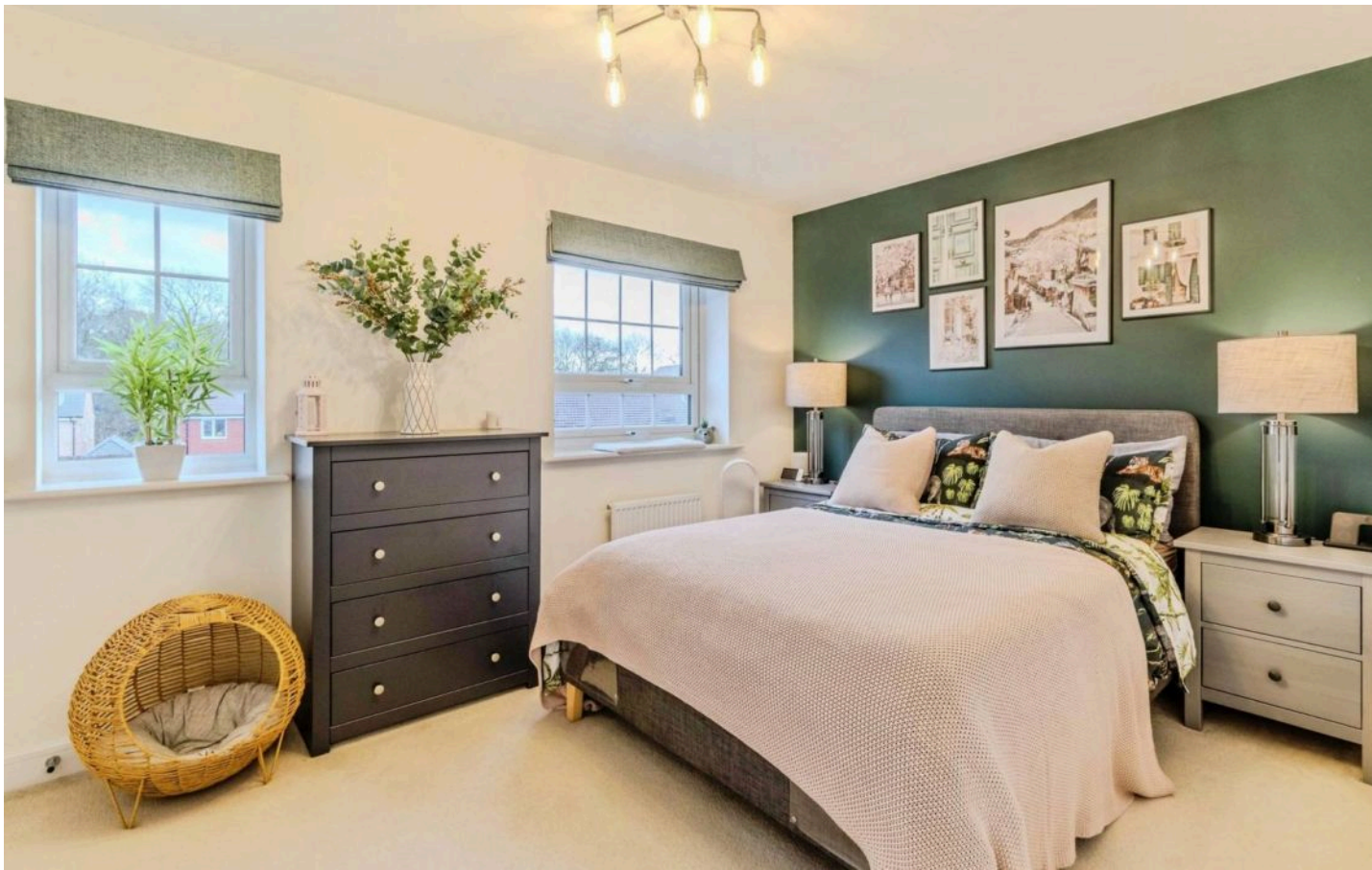
Bedroom 2

14' 9" x 9' 2" (4.50m x 2.80m)

Bathroom

8' 6" x 6' 3" (2.60m x 1.90m)



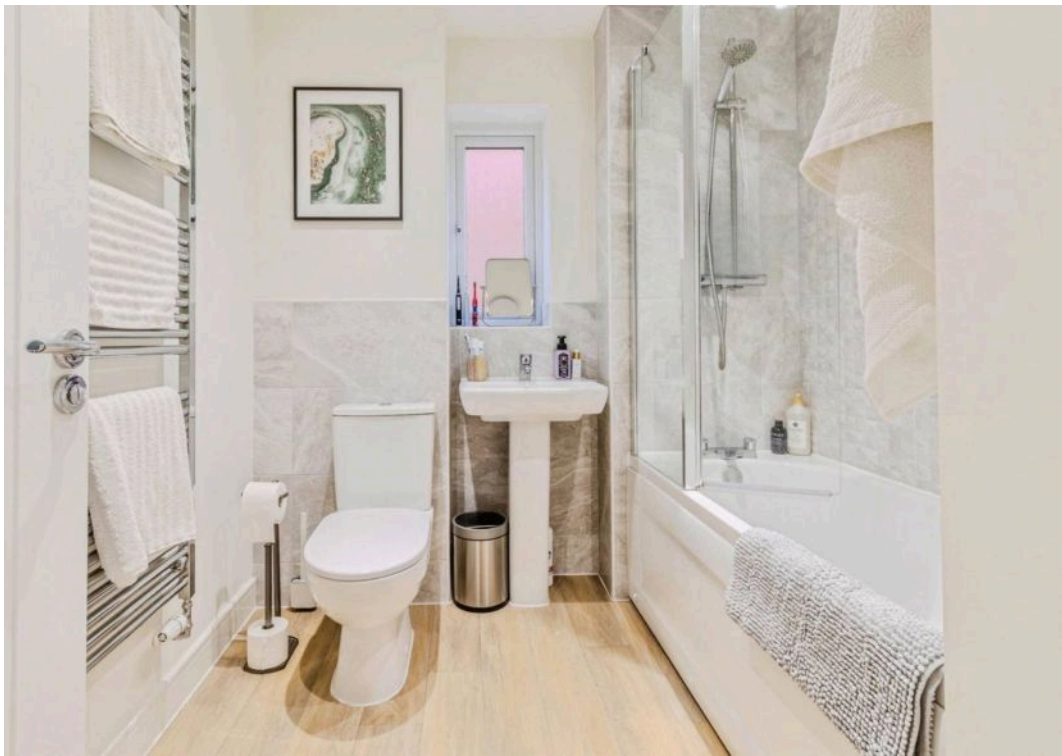


GARDEN

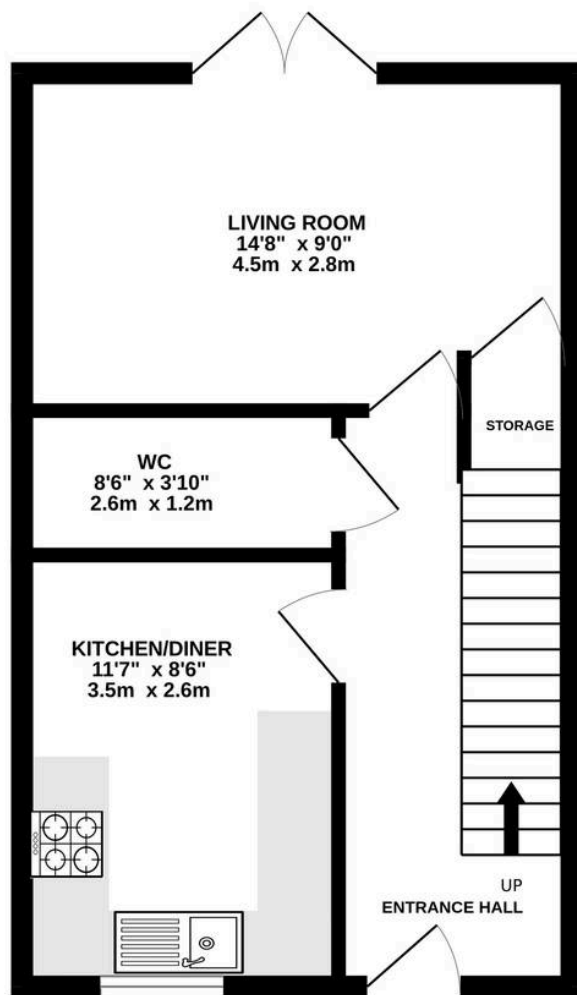
DRIVEWAY

2 Parking Spaces

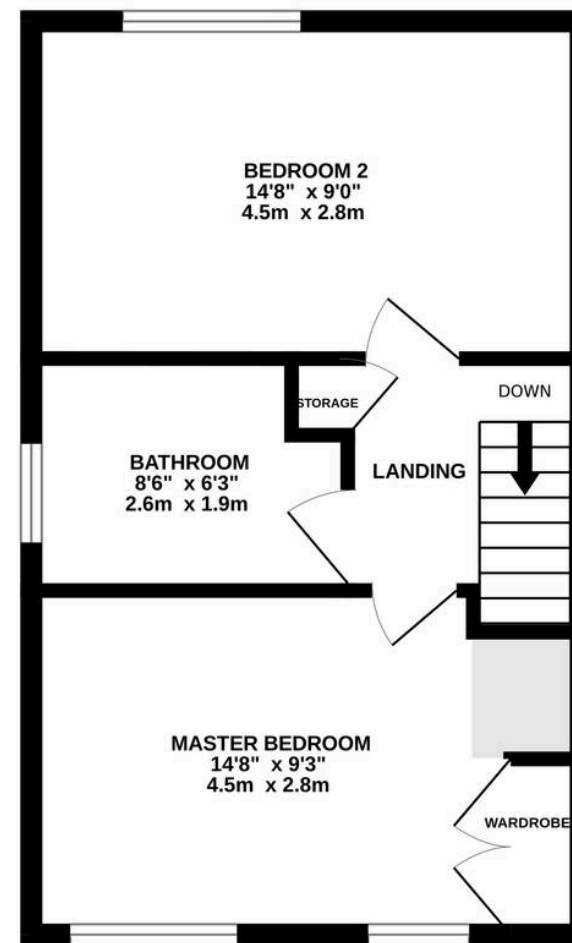




GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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.
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