



Connells

Avon Road
Lighthorne Heath Leamington Spa



Property Description

Beautifully presented two bedroom end of terrace property set in the sought after location of Lighthorne Heath.

Having been thoughtfully improved by the current owner, the property briefly comprises to the ground floor: a welcoming entrance hallway, a kitchen and the lounge/dining room. To the first floor there are two double bedrooms and the family bathroom. Externally the property benefits from a lawned garden to the rear.

A Perfect choice as a first time buy or investment opportunity and must be viewed!

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising tiled flooring and doors to the lounge/dining room and kitchen.

Lounge/Dining Room

9' 9" x 22' 5" (2.97m x 6.83m)

Generous, light and airy lounge/dining room, comprising a Parkray fire, laminate flooring and three double glazed windows to rear elevation.

Kitchen

7' 5" x 10' 9" (2.26m x 3.28m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There space for appliances and comprising a pantry cupboard, tiled flooring and a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. Having a double glazed window to front elevation and doors to both bedrooms and the bathroom.

Bedroom One

15' 5" x 11' 3" (4.70m x 3.43m)

Double bedroom comprising, double glazed windows to front and rear elevations, access to the loft and two built-in storage cupboards, one of which houses the immersion heater.

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m)

Double bedroom benefitting from a built-in storage cupboard, laminate flooring and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, tiled walls and double glazed windows to front and side elevations.

Outside

Rear Garden

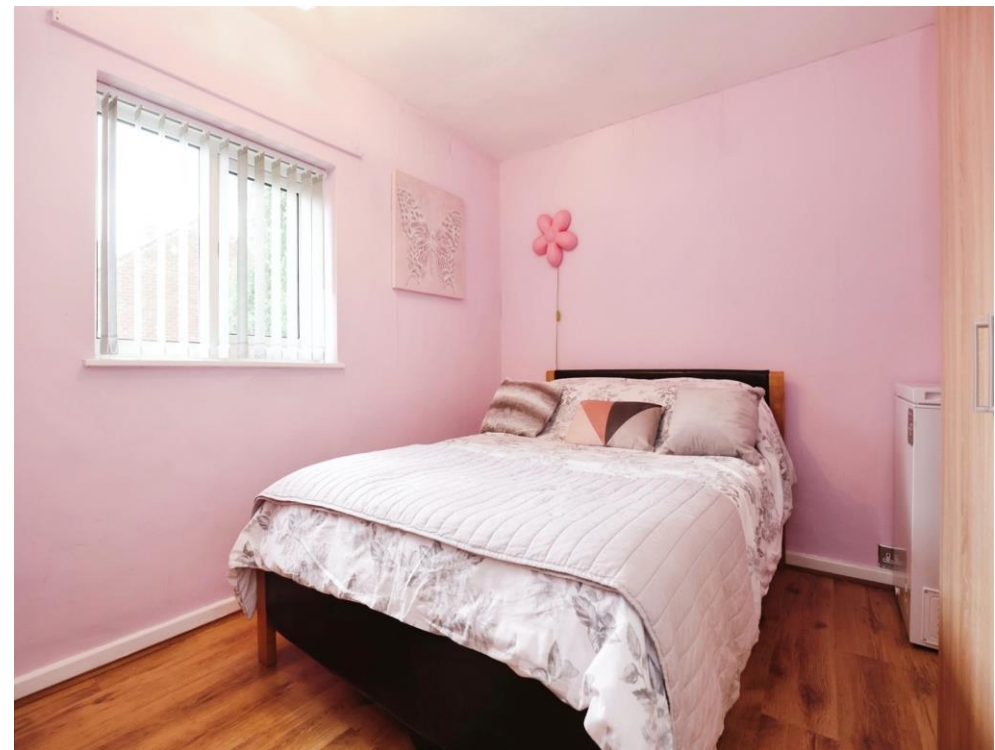
Beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area and a coal shed.

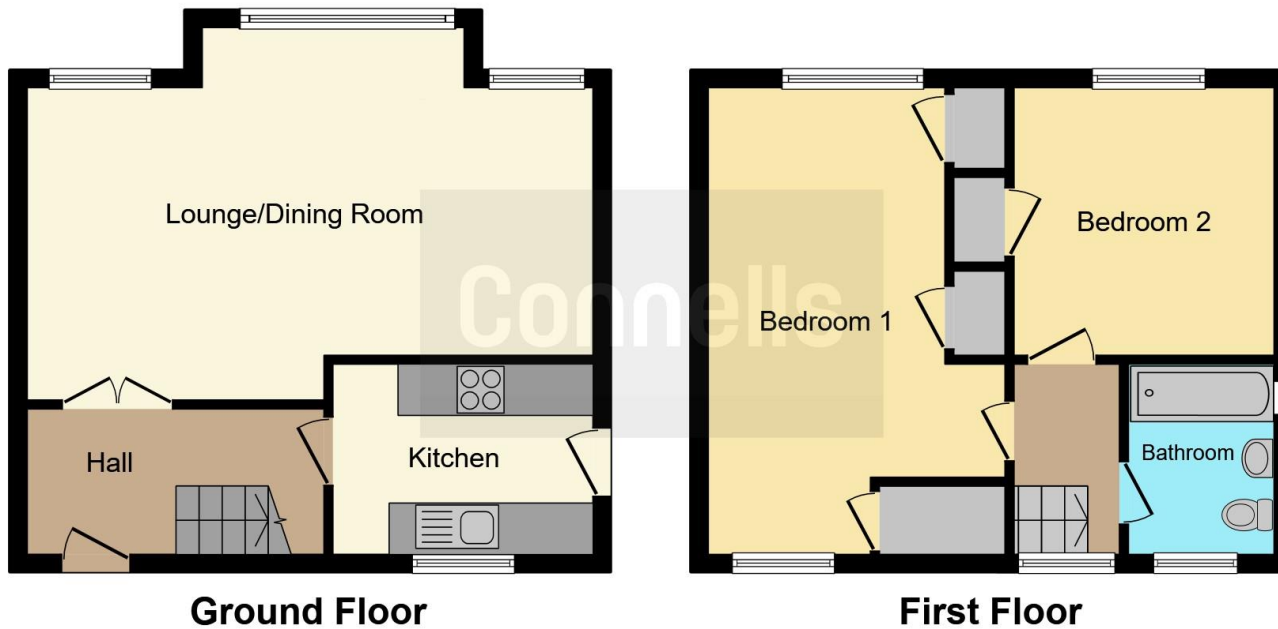
Parking

On street parking

Agent's Note

Connells advised there is no gas to the property and consists of coal fire heating. This type of open fire back boiler uses solid coal fuel to heat up hot water which is sent to your hot taps and central heating system. For further info please contact the branch.





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.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



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Property Ref: SPA313164 - 0004