



**Connells**

Marston Avenue  
Lighthorne Heath Leamington Spa



# Marston Avenue Lighthorne Heath Leamington Spa CV33 9TD

for sale  
Offers Over  
**£270,000**



## Property Description

Excellent corner plot! This well-presented and generous three bedroom semi-detached home is located in the popular area of Lighthorne Heath.

Briefly comprising welcoming entrance hallway, lounge and spacious kitchen dining room. To the first floor there are three good size bedrooms, family bathroom and separate W/C. Externally the property boasts a fantastic corner plot rear garden, single garage and a driveway to the front.

Must be viewed!

## Approach

Set back from the road behind the driveway and fenced fore garden with a pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, with doors leading to the lounge and kitchen.

## Lounge

18' 6" max x 16' 3" max ( 5.64m max x 4.95m max )

Spacious, light and airy lounge having an electric fire place, television point, a radiator and a double glazed window to front elevation and a door leading out to the garden.

## Kitchen/Diner

18' 5" max x 13' 6" ( 5.61m max x 4.11m )

Fitted with a range of wall and base units with complementary work surfaces over and tiling to splash backs, incorporating a one and a half bowl sink and drainer unit. Providing space for appliances and comprising double glazed windows to the front and rear elevations and doors to the garden and inner hallway.

## Inner Hallway

With a doors to front and to the garage.

## First Floor Landing

The stairs lead from the hallway. There is a built-in cupboard housing the central heating boiler. With doors to all bedrooms, the bathroom and the separate W/C.

## Bedroom One

10' 7" x 9' 10" max ( 3.23m x 3.00m max )  
Double bedroom benefitting from a built-in cupboard, a radiator and a double glazed window to front elevation.

## Bedroom Two

12' 5" x 10' 11" ( 3.78m x 3.33m )  
Double bedroom comprising, a built-in cupboard, a radiator and a double glazed window to front elevation.

## Bedroom Three

9' 1" x 7' 8" ( 2.77m x 2.34m )  
Comprising a radiator and a double glazed window to rear elevation.

## Bathroom

Modern two piece suite, fitted with a wash hand basin with vanity unit, bath with mixer taps and shower over, partly tiled walls and a double glazed window to side elevation.

## Separate W/C

Fitted with a low level W/C and a double glazed window to rear elevation.

## Outside

## Rear Garden

Excellent corner plot garden being beautifully maintained and private. Comprising a patio area and being mainly laid to lawn and fence enclosed.

## Parking

Driveway to the front of the property providing off road parking for two cars.

## Garage

19' 5" x 10' 3" ( 5.92m x 3.12m )  
Having power, light and an up and over door.

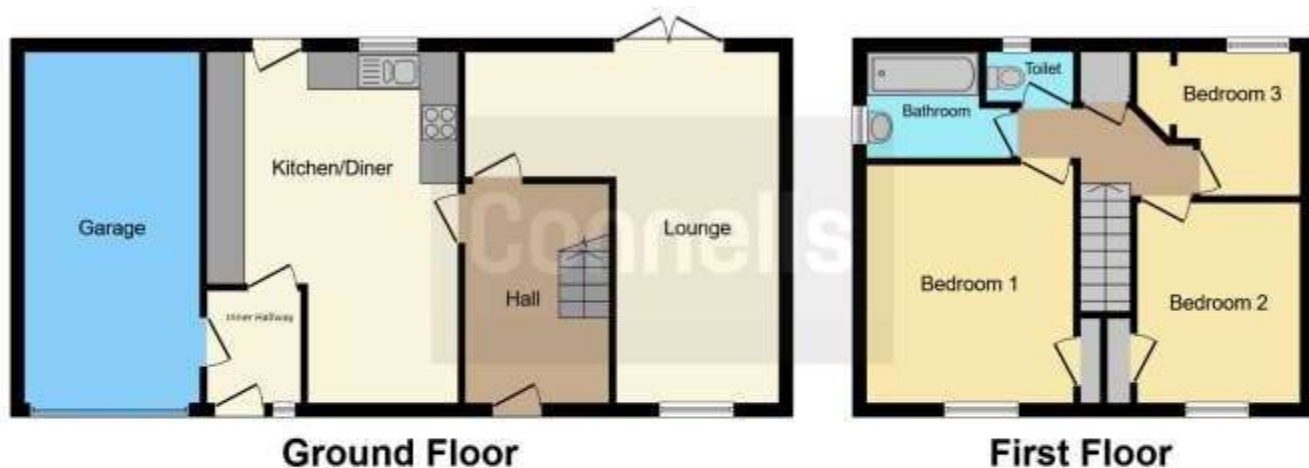
## Agent's Note

We understand from our vendors that the property has LPG gas. There is no mains gas

available in Lighthorne Heath. We advise potential buyers should make further enquiries and satisfy themselves.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01926 881 441**  
**E [leamingtonspa@connells.co.uk](mailto:leamingtonspa@connells.co.uk)**

7-8 Euston Place  
 LEAMINGTON SPA CV32 4LL

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SPA313677](https://www.connells.co.uk/Property/SPA313677)**

Tenure: Freehold



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.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: SPA313677 - 0004