

Peter Clarke



4 Birdhaven Close Banbury Road, Lighthorne Heath, Warwicks, CV35 0BE



- Semi-Detached House
- Three Bedrooms
- Driveway
- Garage
- Double Glazing
- Lawned & Patio Rear Garden
- Un-Furnished
- Available now
- EPC Rating E
- SORRY NO PETS



£1,200 PCM

MANAGED BY PETER CLARKE. A modern three bedroom semi-detached property situated on the edge of Lighthorne Heath. Viewing Recommended. Entrance porch, entrance hallway, ground floor cloakroom, living dining room with patio doors to garden, kitchen, first floor landing, bathroom with shower over bath, two double bedrooms both with built in wardrobes and further single bedroom, double glazing, electric heating, driveway, garage, patio and lawned rear garden and fore garden. EPC Rating E

To let on an unfurnished basis.

Sorry no smokers, no pets.

Council Tax: Band C

AVAILABLE EARLY DECEMBER

#### APPROACH

Accessed via the private and block paved driveway to a UPVC double glazed front door opening into:-

#### ENTRANCE PORCH

With double glazed window to side elevation, timber and glazed door opening into:-

#### ENTRANCE HALL

7'8" x 6'3"

With stairs rising to the first floor landing and gives way to all ground floor rooms with ceiling mounted lighting and electric panel heater, timber door opening into :-

#### GUEST WC

5'8" x 2'4"

With low level WC with dual flush, wall mounted wash hand basin with chrome fittings and ceramic tiling to splashback areas, wall mounted electric heater and double glazed obscured window to front elevation.

#### FITTED KITCHEN

8'2" x 7'8"

A newly refitted, contemporary kitchen comprising a range of grey fronted wall and base mounted units with contrasting granite effect work surface over, having ceramic tiling to all splashback areas with an inset stainless steel sink and drainer unit with chrome monobloc tap, including electric oven, counter top mounted hob and extractor, washing machine and upright fridge freezer, ceiling mounted lighting and wall mounted heater, with a large double glazed window to the front elevation.

#### LOUNGE DINER

16'6" x 14'11"

A well proportioned living and dining room has a wall mounted feature fireplace with electric fire, marble surround and hearth with timber mantle, having UPVC double glazed window to rear elevation, further sliding patio door giving views and direct access on to the paved rear terrace and lawned garden beyond. In addition this spacious reception room also benefits from a useful understairs storage cupboard and has ceiling mounted lighting, TV connection point and electric panel heater.

#### FIRST FLOOR LANDING

With stairs rising from the entrance hall gives way to all bedrooms and family bathroom with loft access hatch, wall mounted heater and ceiling mounted lighting. Door opening into :-

#### MASTER BEDROOM

11'11" x 8'5"

A well proportioned double bedroom which benefits from a built in storage wardrobe, ceiling mounted lighting, front facing UPVC double glazed window and wall mounted heater.

#### BEDROOM TWO

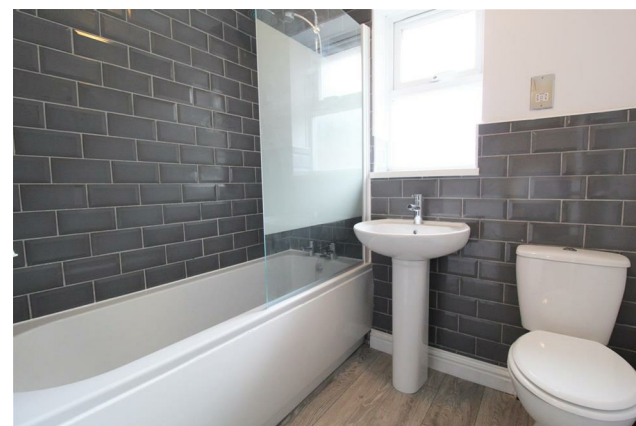
10'4" x 8'0"

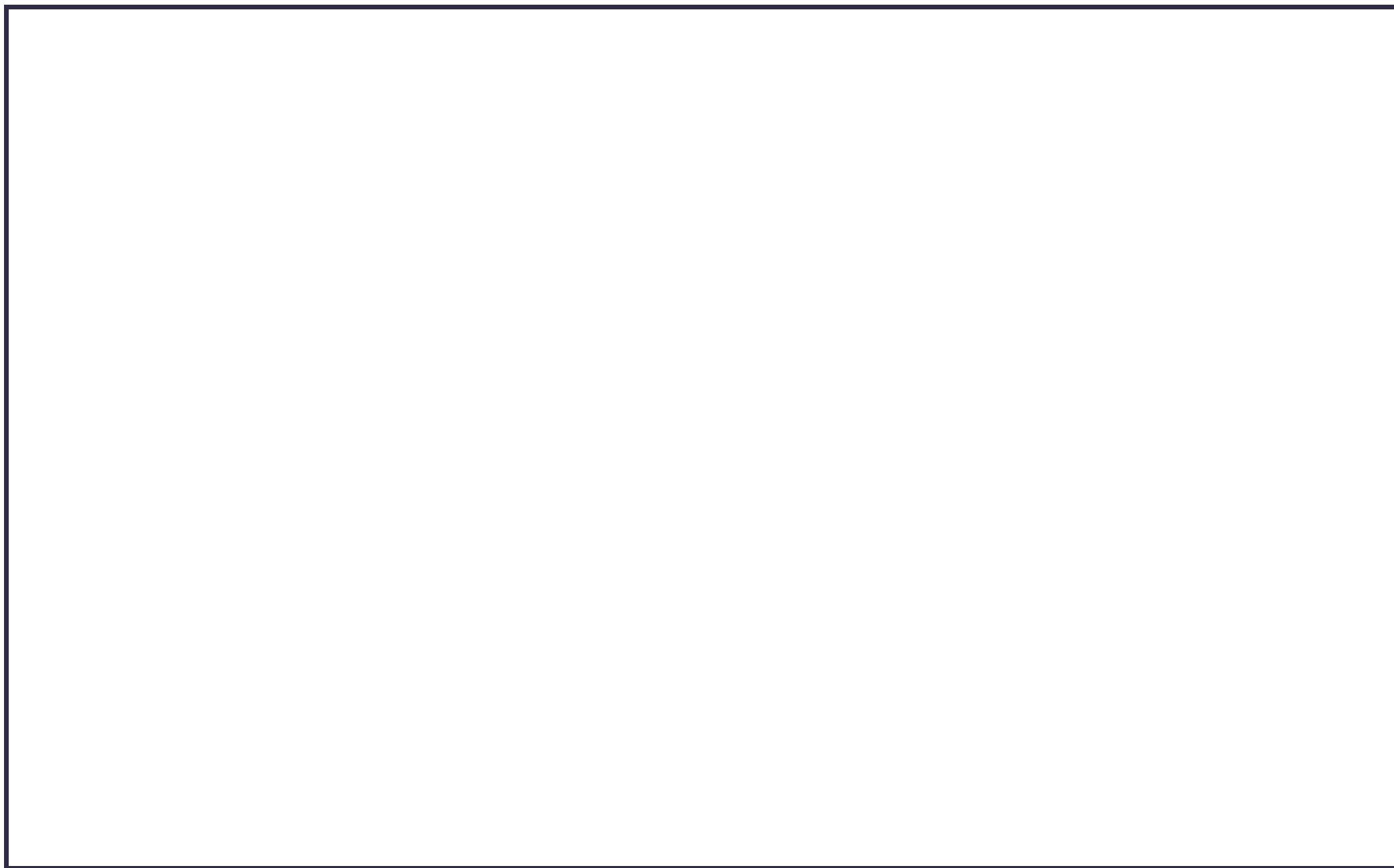
Benefitting from a built in storage wardrobe, having a rear facing double glazed window, ceiling mounted lighting and wall mounted heater.

#### FAMILY BATHROOM

6'4" x 5'6"

This fully refitted and contemporary styled family bathroom Comprises a white suite with low level WC with dual flush, pedestal mounted wash hand basin, panelled bath with shower over and fixed glass screen. Having an obscured double glazed window to front elevation, ceiling mounted lighting and extractor fan and wall mounted heater.







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

