

Peter Clarke



Pattle Close, Lighthorne Heath, CV33 9FD

- Detached House
- Living Room
- Kitchen - Diner
- Downstairs Cloakroom
- Three Bedrooms
- Ensuite & Bathroom
- Rear Garden
- Tandem Driveway
- Garage
- EPC Rating B



£343,000

#### ACCOMMODATION

Leading front a small gate with rail fencing boundary which leads to the front door. Entering into the entrance hall with wall mounted radiator, stairs to first floor with storage cupboard underneath, and door into cloakroom, with wc, wash hand basin and wall mounted radiator. A dual aspect living room with bay window and wall mounted radiator. A further door off the entrance hall leading into the kitchen-diner. The kitchen area is fitted with a range of wall and base units with worktop over. Inset sink and drainer with window overlooking rear garden. Integrated fridge-freezer, dishwasher, washing machine and oven with gas hob. The dining area offers a window and patio doors leading out into rear garden. Upstairs, the first floor landing offers access to loft space and door into cupboard. Bedroom one offers Juliet balcony, wall mounted radiator and fitted wardrobe. Door into ensuite with double shower enclosure, wc and wash hand basin. Obscure window to front and heated towel rail. The second bedroom offers window to front aspect and wall mounted radiator. Bedroom three has window to side aspect and wall mounted radiator. The family bathroom comprises of white suite with wc, wash hand basin and bath with electric shower over. Wall mounted radiator and obscure window.

#### OUTSIDE

Accessed from the kitchen-diner there is an enclosed paved garden, with brick and fenced boundaries. Side gate leading to driveway.

#### PARKING

Tandem tarmac driveway for two cars in front of the garage. The garage has power and light, with up and over door to the front.

#### GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

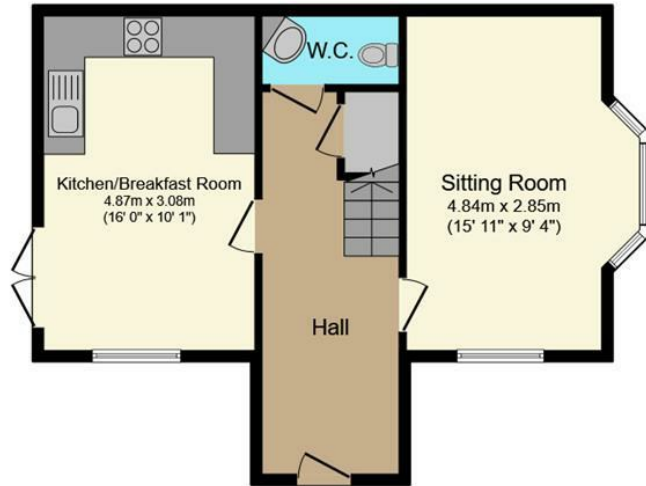
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

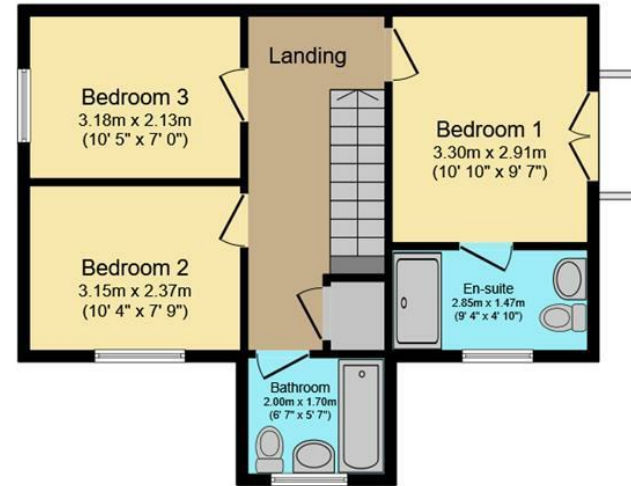
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

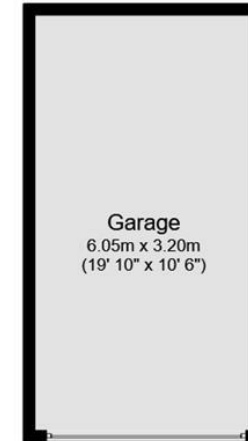




**Ground Floor**  
Floor area 44.2 m<sup>2</sup> (476 sq.ft.)



**First Floor**  
Floor area 44.3 m<sup>2</sup> (477 sq.ft.)



**Garage**  
Floor area 19.2 m<sup>2</sup> (207 sq.ft.)

**TOTAL: 107.8 m<sup>2</sup> (1,160 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)





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