



Peter Clarke

15 Birdhaven Close, Lighthorne, Warwick, CV35 0BE

- Mid Terraced House
- Kitchen
- Lounge - Diner
- Two Bedrooms
- Bathroom
- Generous Rear Garden
- Allocated Car Parking Space
- Good Links to JLR & Motorway Networks
- EPC Rating D



Offers Over £200,000

A two double bedroom mid terrace home offering good links to motorway networks, JLR and Aston Martin. The accommodation comprises of kitchen, living-diner, two bedrooms and a bathroom. Outside there is a generous rear garden and allocated car parking space to the front.

ACCOMMODATION

Set back from the road behind the fore garden with pathway to the front entrance. Door into entrance hall with a storage heater and archway leading to the lounge dining room and kitchen. Stairs rising to first floor. The kitchen is fitted with a range of wall and base units with worktop over. Inset sink with window overlooking front aspect. There is an electric oven, electric hob with cooker hood over and space for a slimline dishwasher, space for washing machine and space for fridge/freezer. The lounge area benefits a useful storage cupboard, storage heater and patio doors leading out into the rear garden. Upstairs bedroom one is a double room with window overlooking rear aspect and bedroom two is positioned to the front with storage cupboard. The bathroom is fitted with a white suite comprising of bath with shower over, low level wc and wash hand basin with vanity unit. Extractor fan and tiled walls.

OUTSIDE

A generous rear garden mainly laid to artificial grass and fence boundary. Decking area immediately accessed from lounge patio doors. Rear gate access.

PARKING

There is a car parking space to the front of the property.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Storage heaters are in the property.

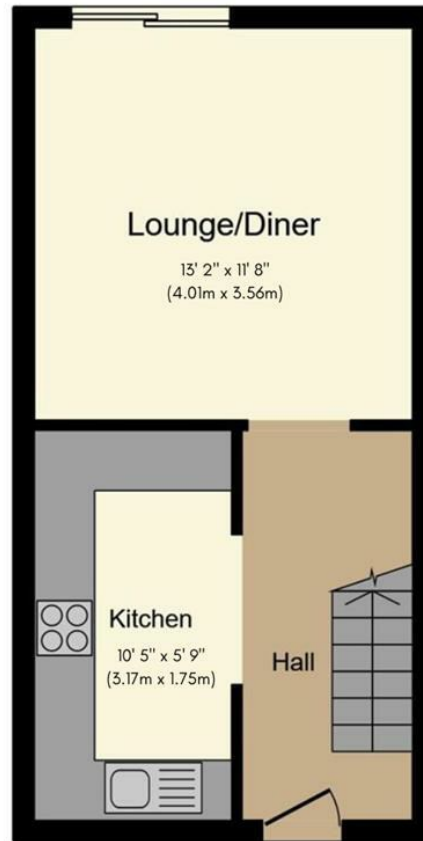
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

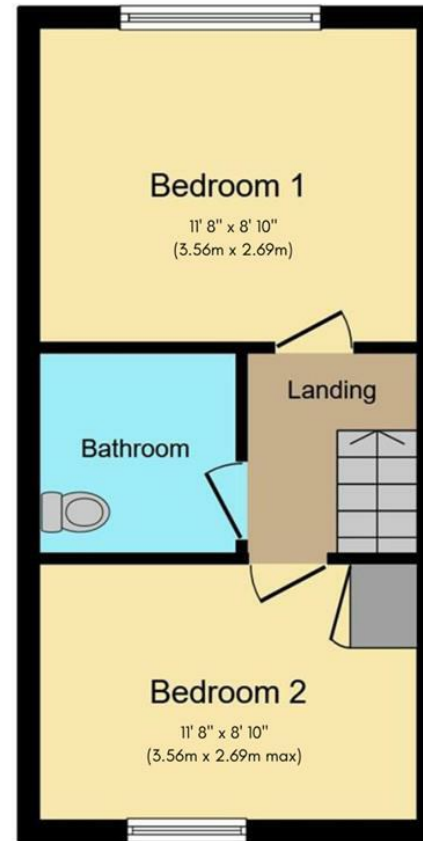
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





Ground Floor



First Floor

Total floor area 59.5 sq.m. (640 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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