

Peter Clarke

IN ASSOCIATION WITH

Winkworth



15 Stratford Road, Lighthorne Heath, Leamington Spa, Warwickshire, CV33 9TW

- No onward chain
- Living room leading out onto the rear garden
- Kitchen and utility space
- Two bedrooms
- Bathroom
- Air source heat pump
- Good motorway and commuter links
- Ideal first home, investment or downsizing



£215,000

Offered with no onward chain, this mid terrace property is conveniently located within easy reach of JLR, Aston Martin and motorway networks. The accommodation comprises a lounge-diner with patio door opening out into the garden, kitchen and separate utility space to the ground floor. Upstairs there are two bedrooms and a bathroom.

ACCOMMODATION

The property is approached via a pathway leading to front door into entrance hall, with stairs rising to first floor. Door into the living room which offers patio door out into the rear garden. Understairs storage space and door into kitchen. The kitchen itself is fitted with a range of wall and base units with worktop over. Integrated oven with extractor above, inset stainless steel sink and drainer, window overlooking front aspect. Door to utility space having space for washing machine and doors to front and back providing handy access. Upstairs the first floor landing offers doors to both bedrooms, useful storage cupboard and window over front aspect. Bedroom one boasts dual aspect windows and storage cupboards. Bedroom two is positioned to the rear of the property with built in storage and access to the loft space. Across the landing to the bathroom which is fitted with a suite comprising of bath with shower attachment, wc and wash hand basin. Obscure window to front.

OUTSIDE

Fore garden to front enclosed with fencing, front gate to pathway. The rear garden is mainly laid to lawn with a paved patio area,

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. 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. Air source heat pump. Listed: No | Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 74% O2 and Vodafone (Checked Ofcom Jun26)

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.

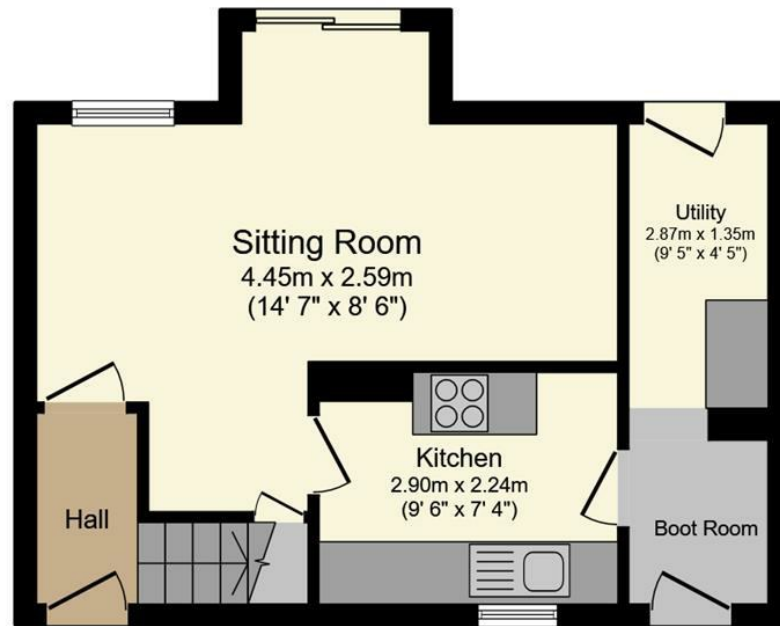
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

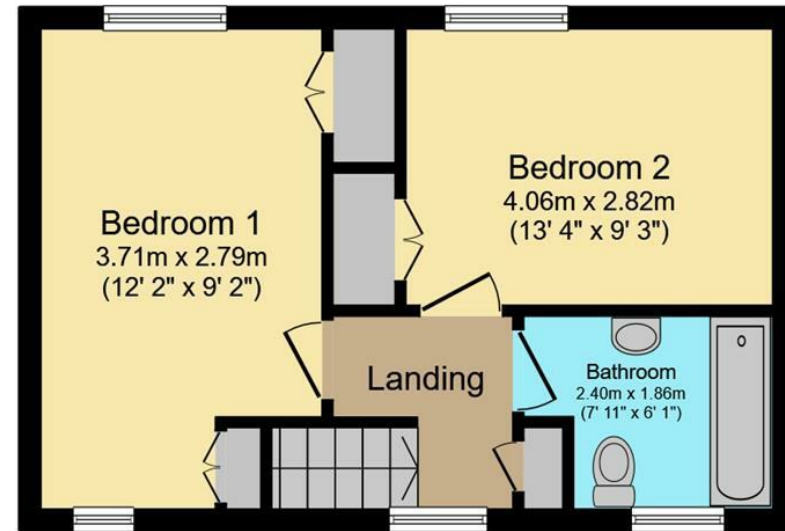
VIEWING: By Prior Appointment with the selling agent.



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Ground Floor



First Floor

Total floor area: 66.8 sq.m. (719 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



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Winkworth