



Connells

Vulcan Way
Lighthorne Heath Leamington Spa



Property Description

Situated in the highly sought-after location of Lighthorne Heath, this well-presented three-bedroom home benefits from a pleasant position alongside a playing field, offering attractive green outlooks to the side, along with driveway parking.

The property is entered via a welcoming hallway with stairs rising to the first floor and a door leading through to the lounge. The lounge flows seamlessly into a spacious kitchen/diner, creating an ideal space for both relaxing and entertaining. The kitchen/diner also provides access to the rear garden, as well as a convenient downstairs cloakroom.

To the first floor, there are two well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the impressive main bedroom, complete with a walk-in wardrobe, providing a private and versatile retreat.

Externally, the property enjoys a rear garden and the added benefit of its green surroundings, enhancing the sense of space and privacy with a paved patio area.

Offered for sale with no onward chain, this is an excellent opportunity for buyers seeking a smooth and straightforward purchase in a popular and growing community.

Approach

Having a driveway to the side with a path leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, LVT flooring, a radiator and doors to the lounge.

Lounge

Spacious, light and airy lounge consisting of built-in storage cupboard, a television point, LVT flooring, a radiator and double glazed windows to front and side elevations.

Kitchen

Fitted with wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer unit, gas hob, electric oven, housing the boiler and comprising tiled flooring, a radiator, a double glazed window to the rear elevation and a door leading to the garden and a door leading into the downstairs cloakroom.

Downstairs Cloakroom

Fitted with a wash hand basin, W/C, a radiator and tiled flooring.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to front elevation, a radiator and doors to bedrooms two and three as well as the family bathroom. With stairs rising to the second floor.

Bedroom Two

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

With a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a W/C. Having a double glazed window to rear elevation, a radiator and a cupboard housing the hot water tank.

Second Floor

With a door leading to;

Bedroom One

Double bedroom benefitting from a walk-in wardrobe, a radiator and two velux windows.

Outside

Rear Garden

Good size rear garden being mainly laid to lawn, having a paved patio area, fence panels to the borders, a shed and a gate leading to the driveway.

Parking

Driveway providing off road parking for two cars.

Shared Ownership/Lease Info

The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 125 years from 23rd November 2007 and the current monthly rent on the remaining 50% is £412, with a monthly service charge of £11. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details. The housing association have confirmed stair casing is possible up to 80%.

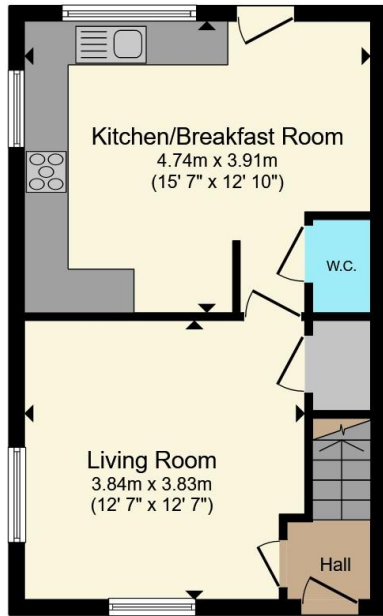
Agent's Note

We advise there is no mains gas to the village. This property has a gas supply of LPG gas.

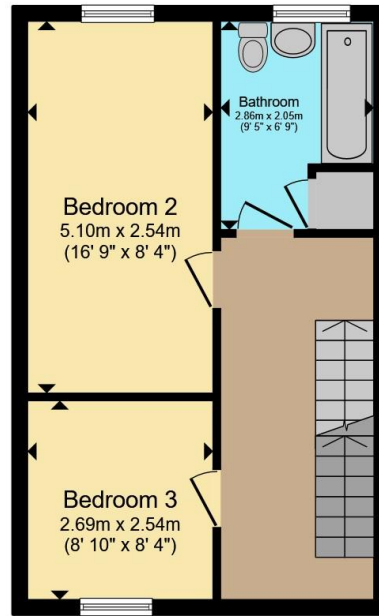




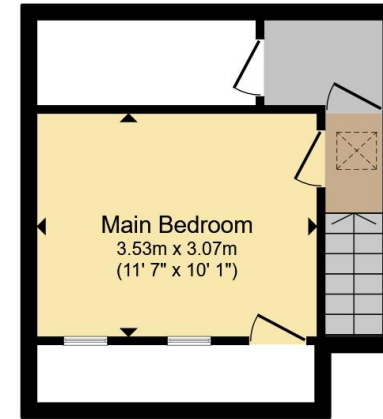




Ground Floor



First Floor



Second Floor

Total floor area 92.6 m² (997 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax Band: C

Service Charge: 132.00 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315313

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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