

Peter Clarke

IN ASSOCIATION WITH

Winkworth



4 The Avenue, Lighthorne Heath, Leamington Spa, CV33 9DJ

- No chain
- Ex show home - beautifully presented throughout
- Fully furnished
- Semi detached house
- Living room
- Kitchen-diner
- Three bedroom
- Ensuite shower room, bathroom and downstairs cloakroom
- Garage and driveway
- EPC rating B



£350,000

A fantastic opportunity to purchase a beautifully presented furnished ex-show home, which is sold as seen with the fixtures and furnishing. The modern residence offers excellent access to motorway networks and is conveniently located within easy reach of JLR and Aston Martin. The well appointed accommodation is finished to a high standard throughout and further benefits from fitted wardrobes, garage and off road parking. No onward chain.

ACCOMMODATION

Entered via the front door into the inner hallway, in which the property benefits from a convenient cloakroom comprising of wc and wash hand basin. The living room features a large front facing window allowing for plenty of light, useful understairs storage cupboard, wall mounted radiator and stairs rising to the first floor. To the rear the kitchen-diner is fitted with a range of wall and base units with worktop over and includes an integrated fridge-freezer, cooker with four-ring gas hob and extractor hood above, dishwasher and washing machine. There is also a wall-mounted radiator and French doors opening onto the rear garden.

The first floor landing provides access to the loft space. Door into bedroom one offering a fitted wardrobe, and over stairs storage cupboard, rear facing window and wall-mounted radiator. Door into ensuite with a walk in shower enclosure, wash hand basin, wc, obscured window and wall mounted radiator. Bedroom two offers a fitted wardrobe, front facing window and wall mounted radiator. Bedroom three with a window to the front aspect and wall mounted radiator. The family bathroom is fitted with a three-piece white suite comprising bath, wc and wash hand basin, along with an obscured window, shaver point and wall mounted radiator.

OUTSIDE

The garden is enclosed by timber fencing and benefits from side gate access to the driveway. Mainly laid to lawn with established planted borders, the outdoor space also features a patio area.

PARKING

To the side of the property is a tandem driveway providing off road parking and leading to the garage. The garage benefits from an up and over door to the front together with power and lighting.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual maintenance charge of £140. This should be checked with solicitors 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. Listed: No | Broadband: Ultrafast available | Minimum Mobile Coverage: 74% O2 and Vodafone (both checked ofcom June 2026)

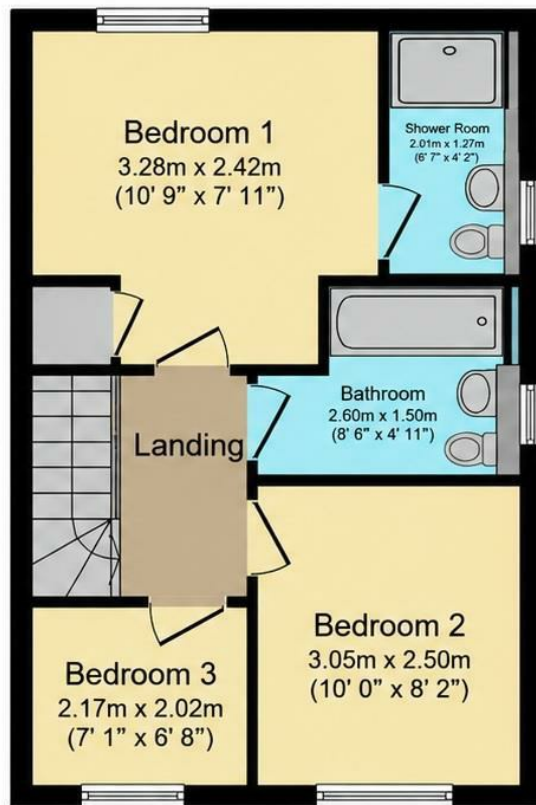
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

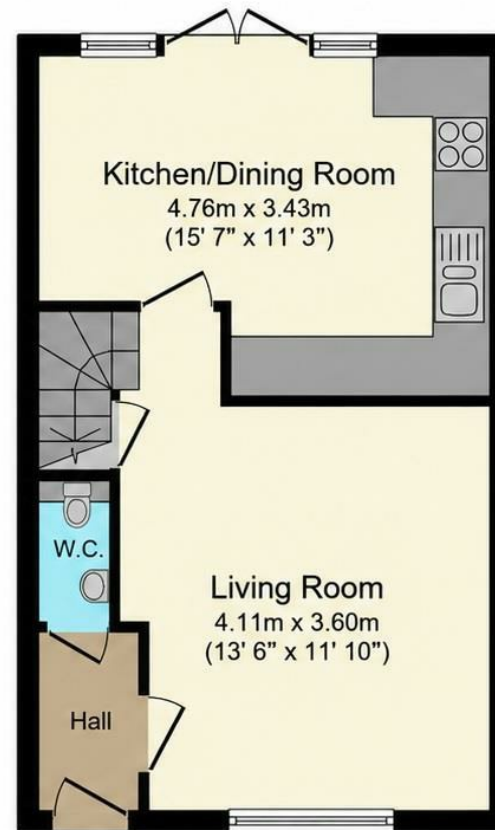
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

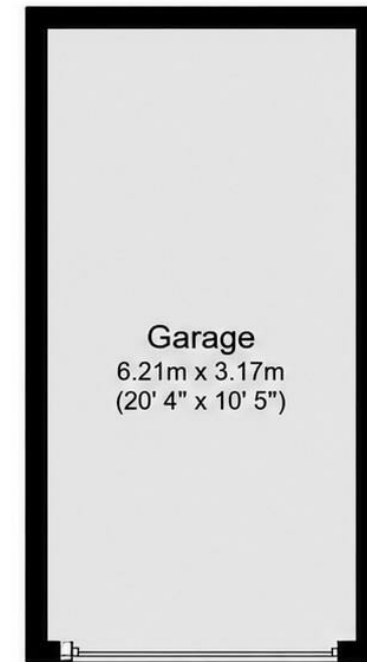




First Floor



Ground Floor



Garage

Total floor area 92.4 m² (995 sq.ft.) approx

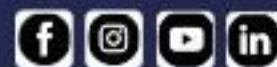
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk



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