6 Edge Hill Road, Lighthorne Heath, Leamington Spa, CV33 9TR

- Generous rear garden
- Conveniently located to JLR and Aston Martin
- Dual aspect living room
- Kitchen-diner with access to the rear garden
- Two bedrooms
- Bathroom
- Sought-after village location of Lighthorne Heath
- Excellent motorway links for commuting

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Offers Over £220,000

A well presented two bedroom mid terrace house situated in the sought-after village of Lighthorne Heath, ideally positioned for excellent transport links and major employers including JLR and Aston Martin. The property offers comfortable living accommodation, making it an ideal purchase with convenient access to nearby motorway networks further enhances its appeal for commuters aswell as a generous rear garden.

ACCOMMODATION
Door into hallway with stairs to first floor with access to both kitchen-diner and living area offering a dual aspect. Feature brick fireplace with wood burner. The kitchen-diner is fitted with a range of wall and base units with worktop over inset sink and drainer with window overlooking front aspect, integrated oven, hob with extractor hood, space and plumbing for a washing machine and space for a fridge freezer. Door leading out to rear garden.
The first floor landing offers window overlooking rear garden and doors to all bedrooms and bathroom. Bedroom one with built in wardrobe and dual aspect windows to the front and rear. Bedroom two has window to front aspect, built in wardrobe and access to loft space. The bathroom is fitted with a white suite comprising of wc, wash hand basin and bath with shower over. Obscure window to rear and airing cupboard housing Daikin hot water cylinder which has been installed for efficient integration of air source heat.

OUTSIDE
The rear garden is enclosed by timber boundary, paved patio area and remainder laid to lawn. To the front is partially lawned and path leading to the front door.

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. We have been advised that the vendor has made the following improvements: Installation of Air Source Heat Pump heating May 2025, hot water radiators and piping throughout. Installation of Woodburner in lounge May 2025. We have been advised that both heat systems run entirely separate from each other. Installation of eight solar panels to the roof along with lining and tiles to modern regulations.

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: B. 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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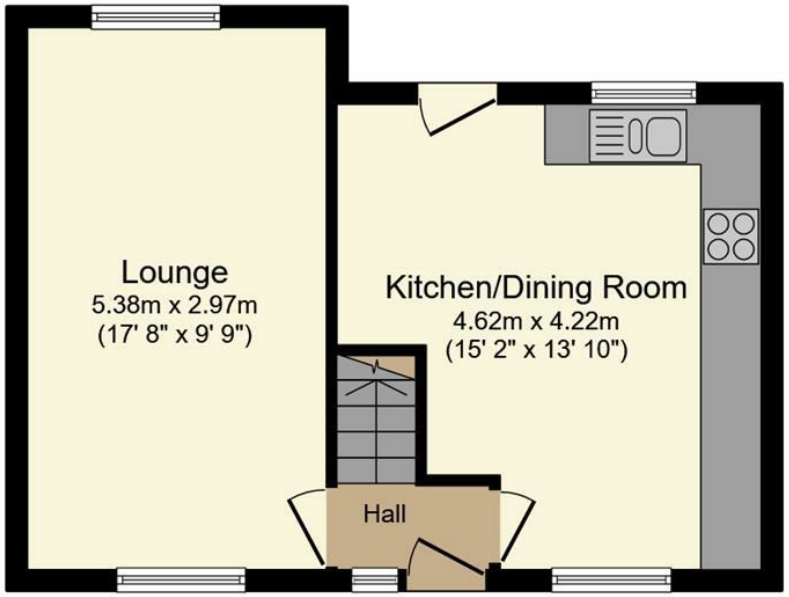
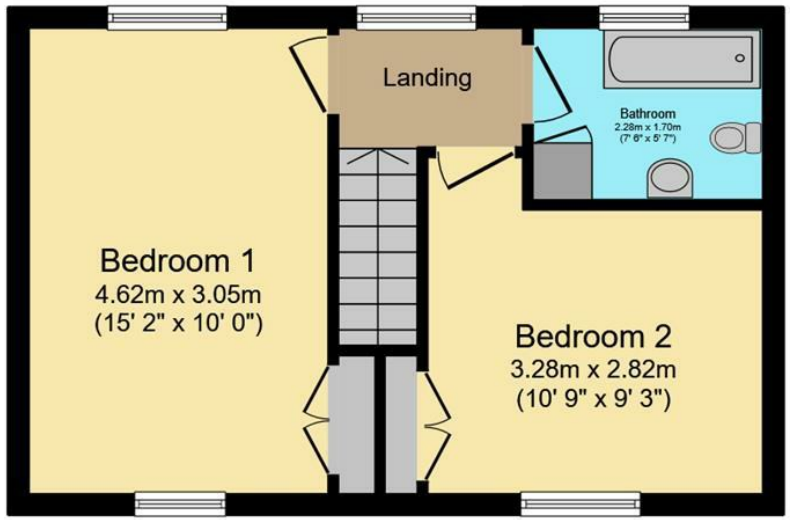



## Ground Floor

Floor area 36.0 sq.m. (387 sq.ft.)




## First Floor

Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 69.6 sq.m. (750 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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