

**Upper Farm Road**

Upper Lighthorne, Warwickshire, CV33 8AX

Spa Estates
—est. 1986—






SAMSUNG



















**Upper Farm Road**

Built in 2023 and with the balance of the 10-year NHBC warranty remaining, this well presented two-bedroom semi-detached home is situated in the growing community of Upper Lighthorne, Warwickshire.

The property offers an opportunity for first-time buyers, couples or those looking to downsize, with convenient access to Leamington Spa, Warwick and the surrounding area.

A fantastic opportunity to purchase a very well presented and spacious, 2-bedroom property In the Heritage Grange development located in Upper Lighthorne. With family bathroom, WC, EV car charger and driveway parking for up to 2 cars, it's the ideal family home.

Ideally located in a part-rural setting yet within walking distance to Jaguar Lane Rover and Aston Martin Headquarters. Both Leamington Spa and Warwick are only a 15-minute drive and within easy access to the M40.
Location

Upper Lighthorne, Warwickshire.

Royal Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire.

Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

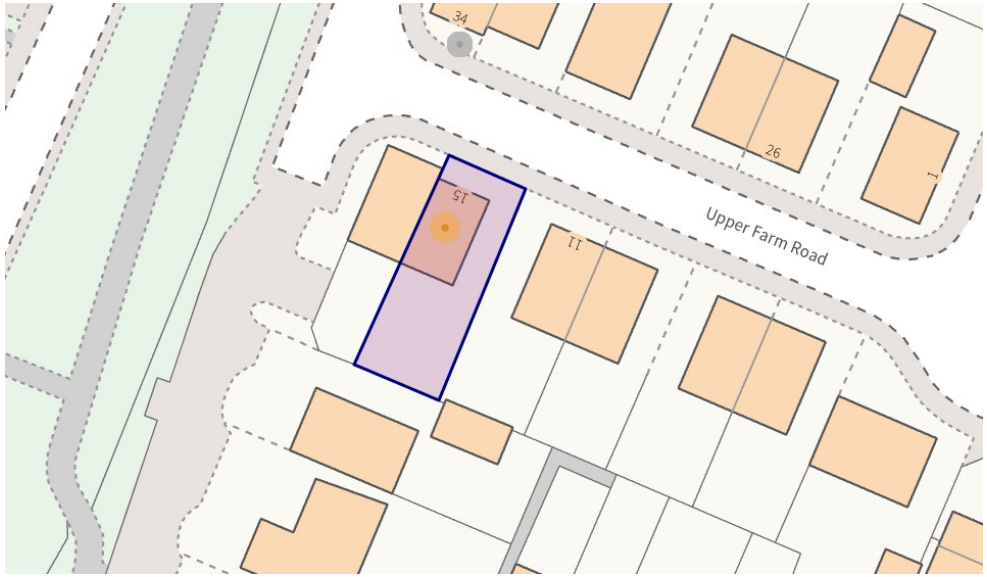
Services
Mains water, electricity, drainage and telephone.

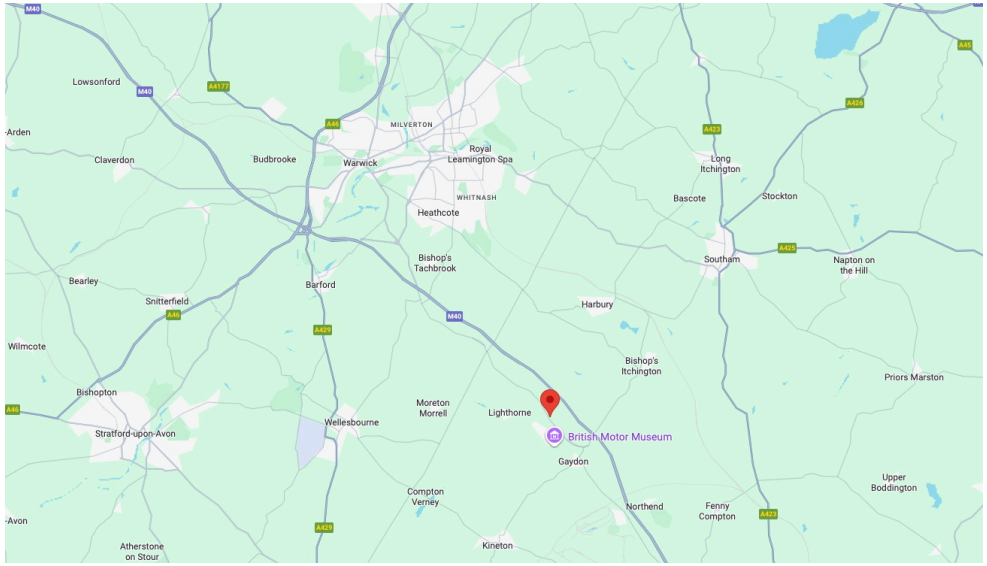
Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm Saturday 9.00 am – 1.00 pm



## GROUND FLOOR

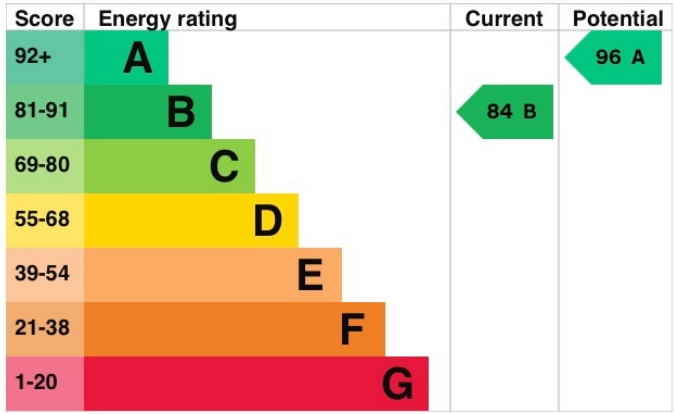


| | | |
|---|---|---|
| Kitchen/Dining | 2.60m x 3.55m | 8’ 6” x 11’ 8” |
| Lounge | 4.65m x 2.80m | 15’ 3” x 9’ 2” |

## FIRST FLOOR



| | | |
|---|---|---|
| Master bedroom | 3.08m x 2.53m | 10’ 1” x 8’ 4” |
| Bedroom 2 | 4.65m x 2.42m | 15’ 3” x 7’ 11” |




The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024

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Established in 1986, we are property professionals with local expertise and knowledge, helping you buy, sell, rent or let your property.

Our tailored approach to each property and client allows us to deliver the best results. We pride ourselves on our marketing, flexibility and in-depth knowledge of properties and the local market.

We aim to make moving house as simple and stress free as possible, please see our consistent 5-star Google reviews to read how we have helped hundreds of customers.



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