



JULIE PHILPOT
RESIDENTIAL



8 Jones Grove | Upper Lighthorne | Leamington Spa | CV33 8AR

£265,000

An attractive, very well presented and well planned modern semi detached home with two double bedrooms being immediately available with 'No Chain' Involved. The property, constructed by David Wilson Homes in 2022, also benefits from the NHBC Guarantee. The location is popular and sought after as it provides easy access to local picturesque villages, golf courses and open countryside in South Warwickshire. Transport links to the M40 (Junction 12), Leamington, Warwick and JLR/Aston Martin provides an easy commute.

- No Chain Involved
- Two Double Bedrooms
- EV Charging & Double Width Driveway Parking For Two Vehicles
- Convenient Location For Commuting



Property Description

LOCATION

Within easy reach of local villages and towns this new development will also be introducing new amenities to include a primary school, local shops, green open spaces, play areas and community facilities. The surrounding area also provides an abundance of countryside walks, cycling routes and outdoor pursuits. There are already highly regarded schools in the area as well as local shops.

DOOR TO

ENTRANCE HALL

With inset matwell, radiator and smoke detector.

CLOAKROOM

Having w.c., pedestal wash basin and radiator.

KITCHEN

10' 0" x 5' 7" (3.05m x 1.7m)

A well planned kitchen located to the front of the house including an extensive range of light grey cupboard and drawer units with matching wall cupboards over. One and a half bowl stainless steel sink unit, space and plumbing for washing machine, four ring gas hob with extractor hood over and Zanussi electric oven under. Space for tall fridge/freezer. Complementary worktops.

LOUNGE/DINER

14' 9" x 12' 8" (4.5m x 3.86m)

A nice living room located to the rear of the house having plenty of room for dining table and chairs plus lounge furniture. Two radiators, feature wall panelling, large understairs storage cupboard and French double doors providing direct garden access.

FIRST FLOOR

DOUBLE BEDROOM ONE

12' 8" x 9' 5" (3.86m x 2.87m)

Located to the front of the house with feature wall panelling, large built in storage cupboard with shelving. Access to roof storage space.

DOUBLE BEDROOM TWO

12' 7" x 8' 1" (3.84m x 2.46m)

A great double size second bedroom located to the rear with garden views. Radiator.

BATHROOM

Having panelled bath with shower over and side glazed shower screen. Pedestal wash basin, w.c., extractor fan and radiator.

OUTSIDE

DRIVEWAY PARKING

There is a double width driveway in front of the property with parking for two vehicles. EV Charging Point.

REAR GARDEN

Gated access at the side of the property leads to the attractive rear garden with large paved patio area, perfect for outdoor dining. There is also an area of lawn, raised shrubbery border, a timber shed with timber fencing forming the boundaries.

NOTE

Under Section 21 of The Estate Agents Act 1979 we advise that this property has a connection to Julie Philpot Residential.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

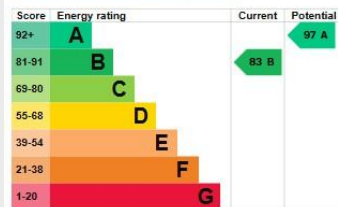
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



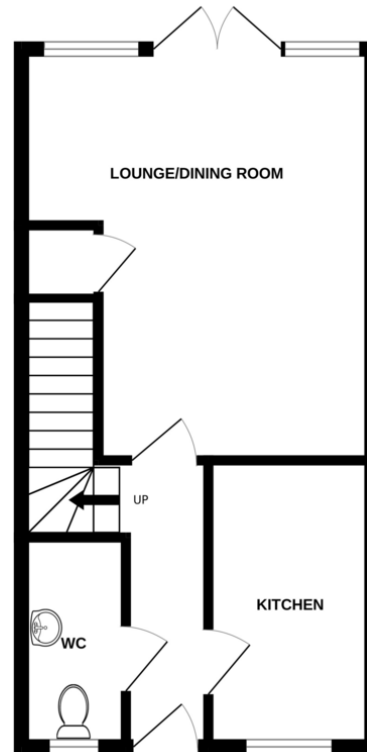
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

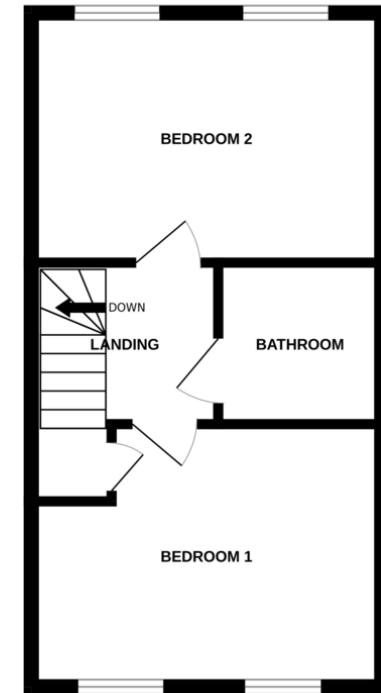
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 651sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements