



Connells

Gaydon Coppice Avenue
Upper Lighthorne Leamington Spa

Gaydon Coppice Avenue Upper Lighthorne Leamington Spa CV33 8AF

for sale
£112,000



Property Description

Connells are delighted to present the opportunity to acquire a 35% share in this beautifully presented THREE bedroom end terraced family home, situated in Upper Lighthorne.

The property benefits generous living accommodation throughout, including a spacious lounge/Diner, kitchen, ground floor cloakroom, three bedrooms and a family bathroom.

Outside the property also offers driveway parking and a private rear garden.

Viewing essential!

Introduction

Nestled in the heart of the Warwickshire countryside, Upper Lighthorne is a brand new development providing a beautiful range of 2, 3, 4 and 5 bedroom homes in a stunning location surrounded by plenty of green open space.

Upper Lighthorne is a new village community located close to the historic RAF Gaydon site. The village itself will feature a variety of shops and amenities including a doctors surgery and community centre. Whilst larger towns such as Warwick and Leamington Spa are a short drive away and offer an array of high street shops, bars and restaurants.

Located just a mile from the M40, providing an easy commute to Stratford, Birmingham, Oxford and London.

Entrance Hall

This spacious entrance hall provides access to the principal ground floor accommodation, including the kitchen, lounge/dining room, and cloakroom. A staircase rises to the first floor, and a useful built-in storage cupboard offers practical everyday storage.

Cloakroom

Conveniently fitted with a low-level WC and wash hand basin with tiled splashback, creating a practical and well-presented ground floor cloakroom. A radiator completes the space.

Kitchen

A well-appointed fitted kitchen comprising a range of wall and base units with complementary work surfaces over and a stainless steel one-and-a-half bowl sink with drainer. Integrated appliances include an oven and gas hob with extractor hood over, while space is provided for a washing machine and fridge/freezer. The room also benefits from a radiator, a designated dining area, and a double-glazed window to the front elevation.

Lounge/Dining Room

A spacious and versatile reception room featuring a radiator and space for both lounge and dining furniture. French doors open directly onto the rear garden.

First Floor

Landing

A bright and spacious first-floor landing with access to the property's bedrooms and family bathroom. The area also features a radiator, loft access, and a useful storage cupboard.

Bedroom One

A spacious and bright principal bedroom featuring two double-glazed windows to the front elevation and radiator.

Bedroom Two

Having radiator and double glazed window to rear elevation:

Bedroom Three

Having double glazed window to rear elevation, radiator and storage cupboard:

Bathroom

Partly tiled bathroom with white suite, comprising a wash hand basin, low level W/C, bath with shower over and radiator.

Outside

Front

To the front of the property is a driveway providing off-road parking, complemented by a pathway leading to the front door. The property also benefits from an EV charging point, while gated side access leads through to the enclosed rear garden.

Rear Garden

The enclosed rear garden is predominantly laid to lawn and features a paved patio area, providing an ideal space for outdoor dining and entertaining. Additional benefits include a timber storage shed, timber fencing to the boundaries for privacy, and a gated side access to the side of the property.

Council Tax

Local Authority: Stratford District Council

Band 'C'

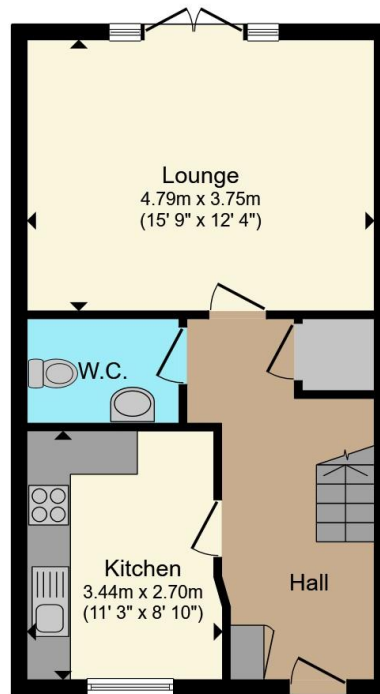
Viewings

Strictly by prior appointment via the selling agent

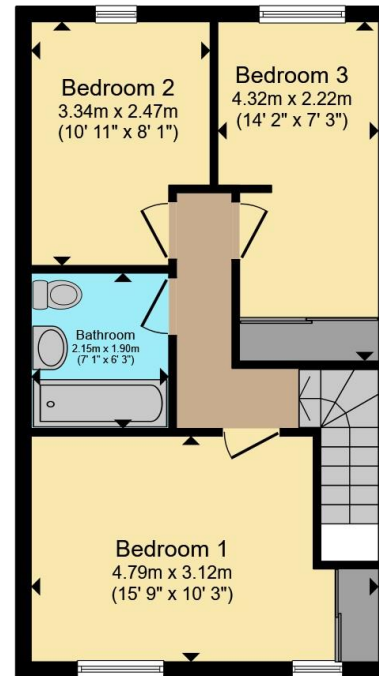








Ground Floor



First Floor

Total floor area 84.7 m² (912 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

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To view this property please contact Connells on

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Bridge Street
WELLESBOURNE CV35 9QP

EPC Rating: B Council Tax
Band: C

Service Charge: 55.74 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE104179

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Aug 2023. 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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