

THE PROPERTY



15 BIRDAVEN CLOSE LIGHTHORNE HEATH WARWICKSHIRE CV35 0BE

Situated 4 miles from Kineton, 7 miles from Warwick 7 miles from Leamington Spa, 12 miles from Stratford-upon-Avon and 1.5 miles from Junction 12 of the M40 Motorway at Gaydon

**SITUATED IN A QUIET CUL-DE-SAC
WITH SOUTH FACING GARDEN, A
MODERN PROPERTY WITHIN WALKING
DISTANCE OF JAGUAR LAND ROVER**

Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom. Mature Garden to rear, Shed. EPC Band C

Viewing through:

Kineton office

01926 640498

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Lighthorne Heath is a South Warwickshire village situated close to junction 12 of the M40 and on the doorstep of both Jaguar Land Rover and Aston Martin. The village offers a primary school and shop, whilst the neighbouring village of Gaydon offers a public house and petrol station. The surrounding countryside offers delightful walks, riding, cycling and other outdoor pursuits.

The village is excellent for transport links by road and the mainline railway from Banbury takes just over one hour into London Marylebone.

15 Birdhaven Close is a modern mid-terrace cottage, ideal as a first-time buyer's property, investment opportunity or for those looking for a base locally with easy access to nearby businesses. The property has a low maintenance south facing garden to the rear which is laid to artificial grass and has the benefit of double glazing.

GROUND FLOOR :- Entrance Hall, with staircase to first floor. **Living Room** with patio doors to rear garden, wood effect flooring, under stairs cupboard. **Kitchen-** fitted with matching units under a worktop set to two walls with inset sink/drain. Electric Cooker point, plumbing for washing machine, space for slimline dishwasher, space for fridge/freezer. Tiled floor, tiled splashback, outlook to the front of the property.

FIRST FLOOR :- landing with doors to: **Bedroom 1-** rear, **Bedroom 2-** front, built in storage cupboard, built in airing cupboard with hot water cylinder. **Bathroom-** with white suite including wash basin set to vanity unit with cupboard

under, panelled bath with mixer tap and shower attachment, plus electric shower over, tiled walls, WC, radiator.



Outside: To the front a low maintenance gravelled garden with paved pathway leads to front door. One allocated parking space. To the rear a long garden, which is larger and more secluded than other similar houses, stretches away from the property with decked seating area adjoining the double doors from the living room, mature trees, **Timber Shed**, artificial lawn and access gate to the end of the garden with pathway returning to Birdhaven Close.

GENERAL INFORMATION

Tenure:

Freehold with Vacant Possession.

Services:

Mains drainage, electricity and water are connected to the property. Central heating is via electric heaters in each room.

Council Tax:

Listed in Band B. Payable to Stratford District Council.

Energy Performance Certificate:

Band C Current: 70 Potential: 93

Fixtures and Fittings:

All items mentioned in these sales particulars are included in the sale. All other items are expressly excluded.

Directions:

From Seccombes Kineton Office proceed North out of the village on the Southam Road to Gaydon. Continue through Gaydon, crossing the mini roundabout onto the new road system and turn left at the traffic lights. Follow the road past JLR and Aston Martin into Lighthorne Heath where Birdhaven Close will be found on the left-hand side.

Important Notice:

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects of the property as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise. If you have any queries or if there are any specific points you may wish to clarify before viewing, especially if you are travelling some distance, please contact this office to discuss them further.

AJC/1930/09.08.2018

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