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CHARTERED SURVEYORS



21 EDGEHILL ROAD, LIGHTHORNE HEATH

21 EDGEHILL ROAD LIGHTHORNE HEATH WARWICKSHIRE CV35 0JZ

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

A MID-TERRACE MODERN COTTAGE, WITH RECENTLY UPDATED FIXTURES AND FITTINGS, WITHIN WALKING DISTANCE OF JAGUAR LAND ROVER

Hall, Living Room, Kitchen, Passageway to Rear Garden, Two Bedrooms, Bathroom, south facing rear garden, Ground source heating system.

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.

21 Edgehill Road is understood to date back to the mid twentieth century and originally constructed for the use of the military base at what is now Jaguar Land Rover, Gaydon.

The property comprises a mid-terrace two storey home, which has been maintained to an excellent standard by the Housing Association now selling the property.

The property has replacement UPVC windows, doors, gutters, and fascias. The kitchen and bathroom have also been updated in recent years and the property has the benefit of a Ground Source heating system, located in the passageway to the rear garden.

THE GROUND FLOOR

Entrance Hall

With front door opening from the front garden, staircase to first floor and connecting door to:

Living Room a bright room with two windows overlooking the rear south facing garden, under stairs storage cupboard, connecting door to:

Kitchen fitted with matching units to opposite walls under matching worktops, one with stainless steel sink and drainer. Space for cooker, space for washing machine, space for fridge.

Passageway Connecting the front garden to the rear garden and with door to kitchen.

THE FIRST FLOOR

Bedroom One – Outlook to front and rear. Built in wardrobe cupboard and cupboard over stairs

Bedroom Two Outlook to rear, wardrobe cupboard.

Bathroom

With white suite including panelled bath and electric shower over, WC, basin, radiator, obscured window to front.



OUTSIDE

Lawn garden to the rear.



GENERAL INFORMATION

Tenure

The property is to be sold Freehold with Vacant Possession.

Services

Mains drainage, water, and electricity are connected.

Council Tax

Listed in Band B and payable to Stratford District Council.

Energy Performance Certificate – Band D

Fixtures and Fittings

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

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 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.

AJC/1946/12.11.18

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