

Peter Clarke



11 Marston Avenue, Lighthorne Heath, CV33 9TD

£199,950

Well maintained and presented three bedroom semi detached house with good size rear garden and driveway. L-shaped lounge/dining room, kitchen. Shower Room and separate WC. Double glazing, Oil Heating. NO CHAIN



LIGHTHORNE HEATH is a residential area situated off the B4100 Warwick to Banbury Road and in close proximity to JLR and Aston Martin. There is also easy access to the M40 motorway. The village of Lighthorne with local Inn is about one and half miles away.

CANOPY PORCH with UPVC front door

HALL with under stairs cupboard.

KITCHEN with partly tiled walls. Range of cream fronted wall and base units with wood effect worktops over providing cupboard and drawer storage. Stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Diplomat electric double oven with inset electric hob, extractor and light above. Dual aspect.

Trianco Eurostar oil fired boiler. Door to rear garden.

L-SHAPED LOUNGE/DINING ROOM with laminate flooring. Wall mounted air conditioning unit. Dual aspect. Feature inset remote controlled flame effect electric fire.

FIRST FLOOR LANDING approached by staircase off the entrance hall. Access to loft space. Cupboard housing hot water tank, shelving.

BEDROOM ONE with wall mounted air conditional unit. Built in wardrobe.

BEDROOM TWO with built in wardrobe

BEDROOM THREE with built in wardrobe.

SHOWER ROOM with fully tiled walls. Shower cubicle. Pedestal wash hand basin. Towel radiator

SEPARATE WC with low level WC and fully tiled walls.

DRIVEWAY for off road parking

GARDENS At the front there are two gravelled areas and pathway to the front door.

The good sized rear garden is lawned with borders of established shrubs, Pear tree. Two timber sheds. Outside tap, security lighting. Patio and pebbled areas. Gate to the front and drive



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains electricity, water and drains connected to the property. Oil heating. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band B**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: DIRECTIONS: Take the Kineton Road out of Wellesbourne and turn left to Moreton Morrell and Lighthorne. Continue through Moreton Paddox and straight across the Fosseway to Lighthorne village. Turn right onto the B4100 and on entering Lighthorne Heath turn right into Southam Crescent, bear left at the island into Marston Avenue. No 11 is on the right and can be identified by the Agents For Sale board.

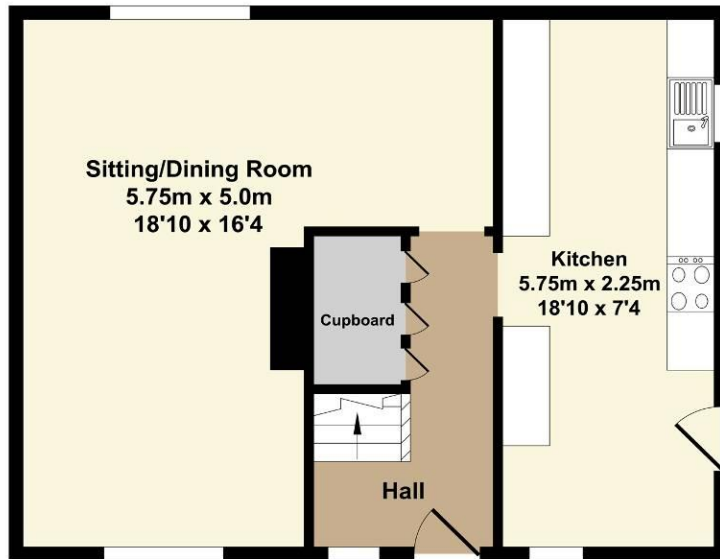
VIEWING: By Prior Appointment with the Selling Agents.



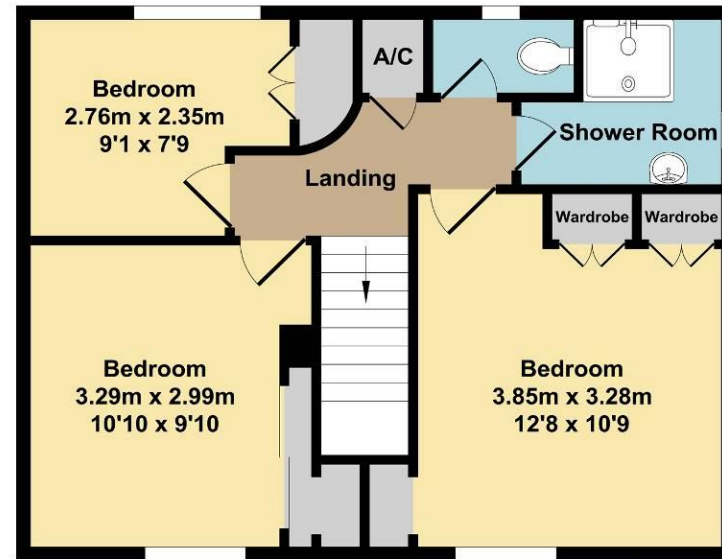
Marston Avenue

Total Approx. Floor Area 84.52 Sq.M. (910 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 42.26 Sq.M.
(455 Sq.Ft.)



First Floor
Approx. Floor
Area 42.26 Sq.M.
(455 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property. (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



01789 841114

www.peterclarke.co.uk

16 Warwick Road, Wellesbourne, Warwickshire CV35 9ND

wellesbourne@peterclarke.co.uk



Peter Clarke

Six offices throughout South Warwickshire & North Cotswolds