

BREWIN ROAD, UPPER LIGHTHORNE CV33 8AL



A TWO BEDROOM MID TERRACE PROPERTY, THE IDEAL FIRST TIME BUY!

- TWO DOUBLE BEDROOMS
 - 2024 BUILD
 - KITCHEN DINER
- SPACIOUS LOUNGE
 - CLOAKROOM
- TWO ALLOCATED SPACES
 - PRIVATE GARDEN
 - BATHROOM
 - IDEAL FIRST BUY
- IDEAL LOCATION FOR JAGUAR LAND ROVER

2 BEDROOMS

OFFERS OVER £225,000

****TWO DOUBLE BEDROOM END TERRACE**
BUILT IN 2024**
SPACIOUS LOUNGE**
KITCHEN DINER TO REAR**
DOWNSTAIRS CLOAKROOM**
TWO SIDE BY SIDE PARKING SPACES**
PERFECT FOR FIRST TIME BUYERS**
EXCELLENT COMMUTE LINKS****

A two bedroom terraced home, built in 2024, located in the popular development in Lighthorne, ideal for first time buyers or those downsizing.

The property is well presented throughout and comprises a welcoming entrance hall, a spacious lounge, a modern fitted kitchen/diner and a convenient downstairs cloakroom. To the first floor are two double bedrooms and a contemporary family bathroom.

Externally the property benefits from two side by side parking spaces to the front. To the rear is a laid to lawn garden with a patio area, perfect for outdoor dining and entertaining.

Ideally positioned for commuters, the property offers easy access to major transport links and is within close proximity to Jaguar Land Rover, making it an excellent choice for professionals.

Front

The property has two allocated parking spaces.

Entrance 3'4" x 3'3" (1.03 x 1.00)

Leading immediately into the living room.

Lounge 12'10" x 12'0" (3.93 x 3.66)

A double glazed window to the front, light point and a radiator.

Kitchen/Diner 10'10" x 8'2" (3.32 x 2.49)

With double glazed windows and patio doors to the rear, under stair storage cupboard and space for a table and chairs. With a light point and integrated appliances.

Cloakroom 6'0" x 3'5" (1.85 x 1.05)

With a WC, sink, light point and a radiator.

First Floor

Bedroom One 12'11" x 9'4" (3.95 x 2.86)

With a double glazed window to the front, light point and a radiator.

Bathroom 6'3" x 6'0" (1.93 x 1.85)

With a bath and shower attachment, WC, sink, radiator and light point.

Bedroom Two 12'10" x 7'6" (3.93 x 2.30)

A double glazed window to the rear aspect, light point and a radiator.

Garden

Well maintained garden being mainly laid to lawn and fence enclosed. With a patio area and gated side access.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

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Tax Band

The Council Tax Band is C.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

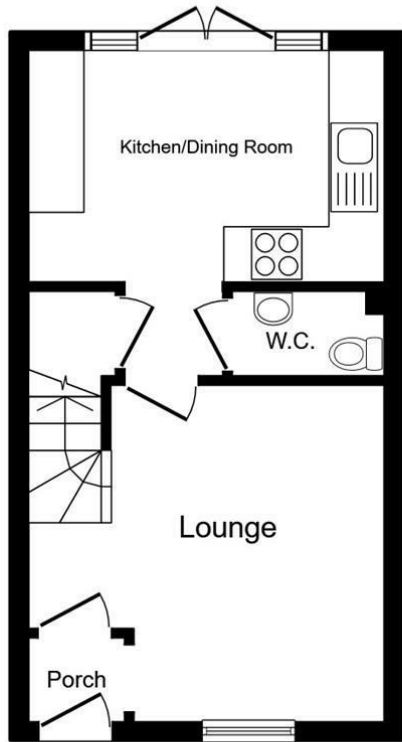
Strictly by appointment through Hawkesford on 01926 438123





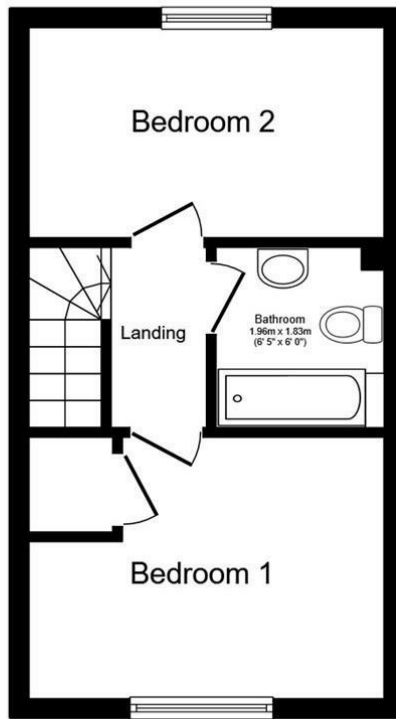






Ground Floor

Floor area 28.2 sq.m. (303 sq.ft.)



First Floor

Floor area 28.2 sq.m. (303 sq.ft.)

Total floor area: 56.3 sq.m. (606 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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