

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Redlands Bungalow Banbury Road, Lighthorne, Warwick, CV35 0AH

- Generous plot
- Semi rural location
- Parking for multiple vehicles
- Three bedrooms
- Two reception rooms
- Single story living
- Detached Garage
- Potential to extend STPP



Offers Over £465,000

A substantial extended bungalow occupying a generous plot, boasting countryside views and approached via a private driveway. The well proportioned accommodation briefly comprises a living room, dining room, kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from front and rear gardens, a garage and ample off road parking for multiple vehicles. The property offers a fantastic opportunity for modernisation and development.

ACCOMMODATION

Entry through the front door into entrance hallway with window to the living room, doors to multiple rooms and two cupboards. The living room offers split living with one side of the chimney breast used as a living room and the other side as a home library. The living room offers windows to the front and side with skylight window, wood burner, vaulted ceiling and storage cupboard. The dining room has three windows to the side aspect. The kitchen offers a range of wall and base units, window to the rear, integrated NEFF double oven, electric NEFF hob with extractor over, space for washing machine and space for fridge freezer, one and a half bowl sink drainer and door to the side for access into the rear garden. The family bathroom offers bath, separate shower cubicle, wc, wash hand basin, extractor fan, wall mounted heater, access to the loft and cupboard housing water tank. The primary bedroom has 2 built in wardrobes and window to the front. Bedroom two has fitted cupboard, wash hand basin with vanity unit, shelving, window to the side and bay window to the front. Bedroom three has window to the rear.

OUTSIDE

An impressive plot with a private driveway to the accommodation. Providing parking for multiple vehicles. Front garden with a range of fruit trees including; Apple, plum, pear and damson, with gooseberry, redcurrant and sloes bushes, an array of wild flowers and the Biotec Sewage Treatment Plant. The rear garden has a plum tree, raspberry, blackcurrant bushes, as well as three water butts. The garage has been extended to allow for additional storage, with electric up and over door to the front, light, power, window and personnel door into rear garden.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that water are connected to the property. However this should be checked by your solicitor before exchange of contracts. Storage heaters to every room except bathroom. Biotec Sewage Treatment Plant. Listed: No | Broadband: Ultrafast available (Checked on Ofcom July 26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom July 26)

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.

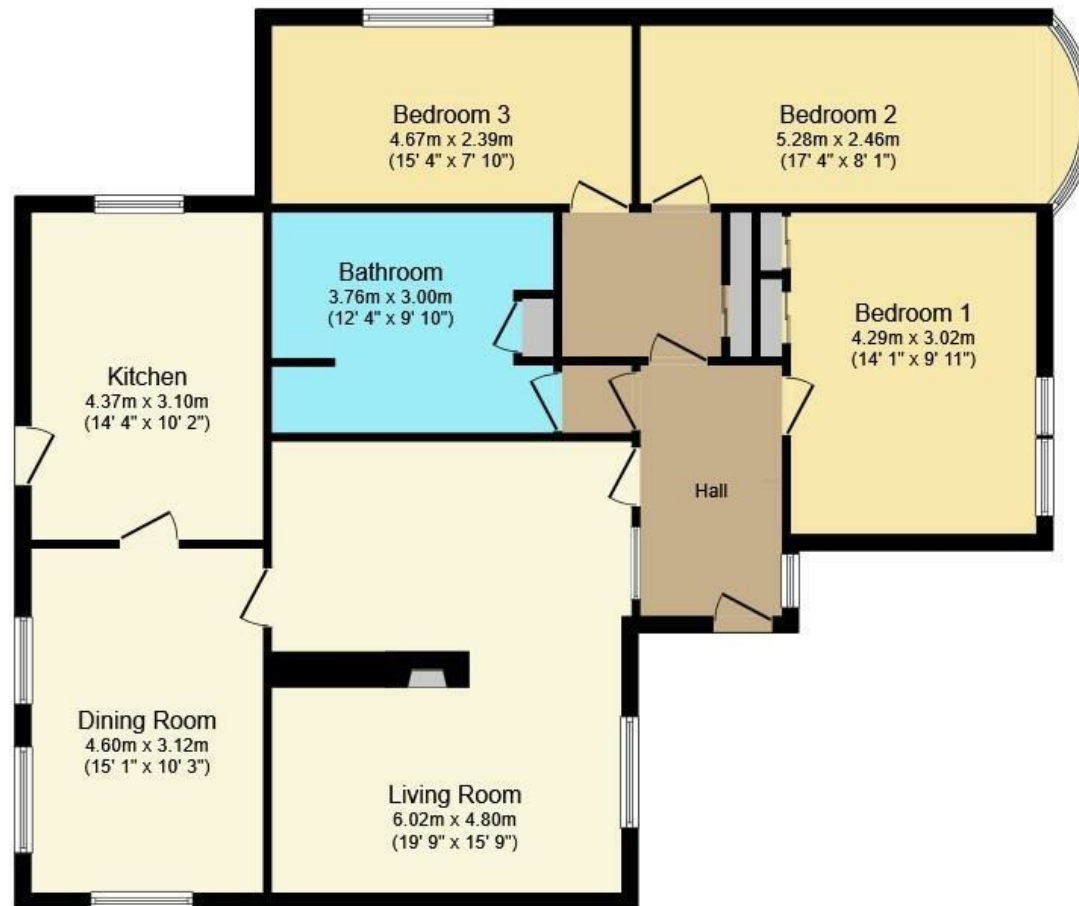
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: F. A full copy of the EPC is available at the office if required.

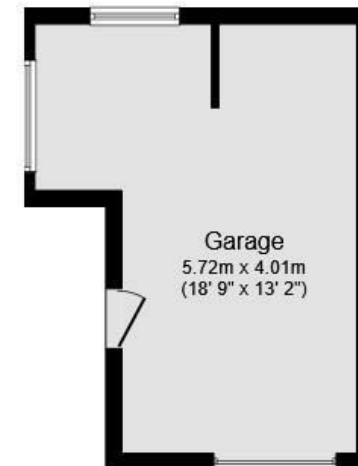
VIEWING: By Prior Appointment with the selling agent.



Redlands Bungalow, Banbury Road, Warwick, CV35 0AH



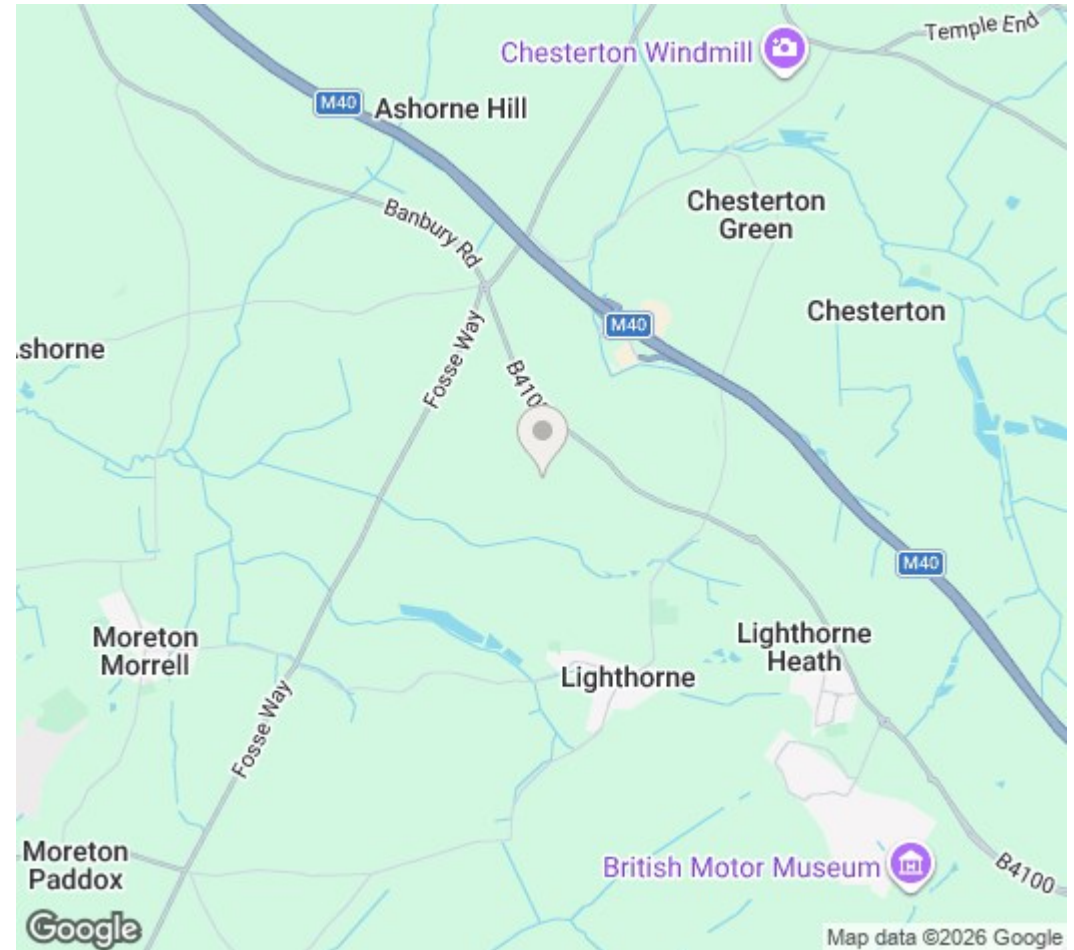
Floor Plan



Garage

Total floor area: 144.2 sq.m. (1,552 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



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Winkworth