



Connells

Banbury Road
Lighthorne Warwick

Banbury Road Lighthorne Warwick CV35 0BE

for sale offers over
£220,000



Property Description

Situated in the popular village of Lighthorne, this attractive two-bedroom semi-detached home offers stylish and practical accommodation, making it an ideal purchase for first-time buyers.

The ground floor benefits from a bright and spacious open-plan layout, creating a sociable living environment perfect for modern lifestyles. The well-appointed kitchen features a breakfast bar and flows seamlessly into the living and dining area, with doors opening directly onto the rear garden, allowing plenty of natural light and providing an excellent space for entertaining.

Upstairs, the property offers two generously sized double bedrooms along with a family bathroom finished to a good standard.

Externally, the home boasts a generously sized rear garden, providing ample space for outdoor dining, relaxation and family activities. The property also benefits from allocated parking for added convenience.

Located within the desirable village of Lighthorne, residents enjoy a peaceful community setting whilst remaining within easy reach of Warwick, Leamington Spa, Stratford-upon-Avon and major transport links.

Agents Notes

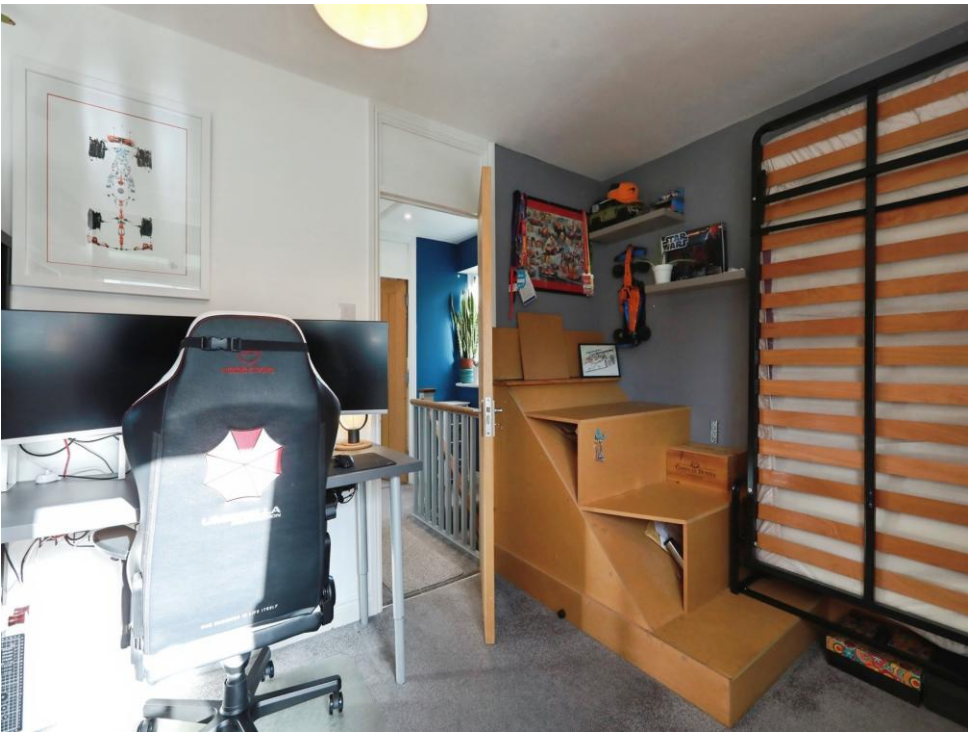
Please note that spray foam insulation has

been installed within the loft space. Buyers are advised to satisfy themselves regarding any implications this may have on mortgage lending and should seek advice from their lender or mortgage broker prior to making an offer. Further information can be provided upon request.

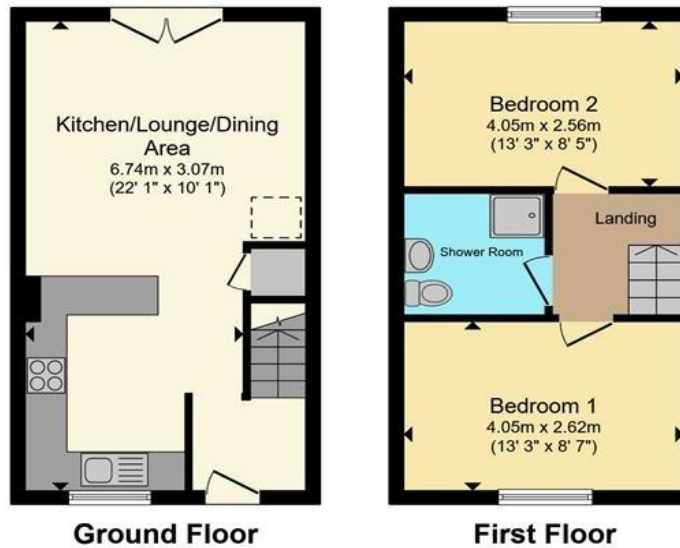
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 58.8 m² (633 sq.ft.) approx

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



To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE104331



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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