



BREWIN ROAD

UPPER LIGHTHORNE CV33 8AL

GUIDE PRICE £249,995
FREEHOLD

Set within the village of Upper Lighthorne and within close proximity to excellent road links and local amenities, this two-bedroom terraced home has much to offer its next owners.

BREWIN ROAD

- 2 Bedrooms
- Downstairs W/C
- Enclosed Rear Garden
- Great Road Links Nearby
- Off Road Parking
- Close To Amenities



Set within the village of Upper Lighthorne and within close proximity to excellent road links and local amenities, this two-bedroom terraced home has much to offer its next owners.

Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch which provides access to all other rooms within the home.

-At the front of the property, you will find a bright and airy lounge that is flooded with natural light, offering the perfect space to relax in the evening.

-Situated at the rear of the home is the fully fitted kitchen, which features a range of wall and base units and is complete with an integrated oven, induction hob, dishwasher, and an understairs storage cupboard. The kitchen also offers access via French doors into the rear garden.

-The downstairs accommodation further benefits from a guest WC.

First Floor:

-Both bedrooms are good-sized double rooms, offering ample space for freestanding bedroom furniture.

-The bathroom is conveniently located between both bedrooms and is fully fitted with a modern tiled suite, comprising a shower over the bath, hand basin and WC.

Garden, Exterior & Further Property Information:

-Leading outside, the property offers an enclosed rear garden, providing the perfect opportunity for its next owners to put their own stamp on it.

-This property further benefits from off-road parking for two vehicles, EV charging, gas central heating, and double glazing throughout.

-With a wealth of amenities close at hand and excellent road links nearby, this fantastic property offers both convenience and connectivity, making it an ideal choice for modern living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: B

Council Tax Band: C

Maintenance Fee: Not currently applicable

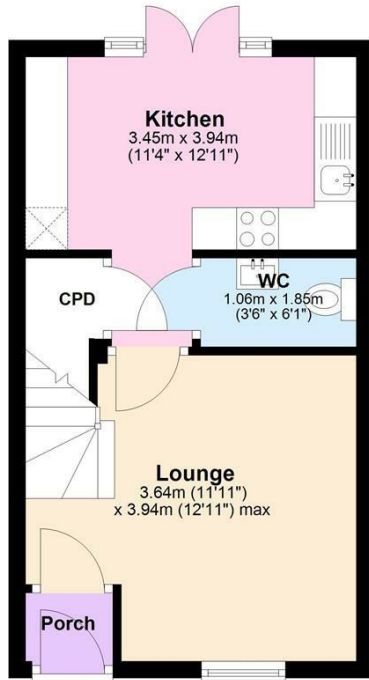


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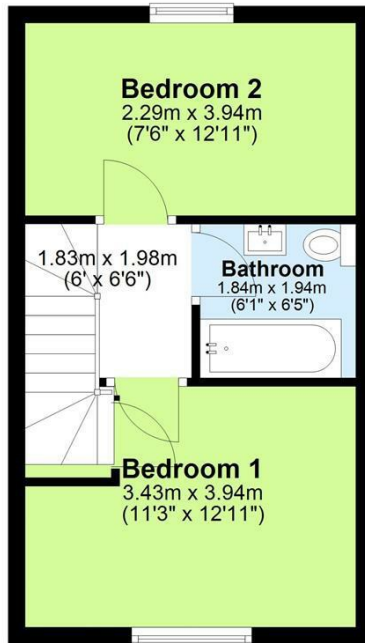
Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 67.7 sq. metres (729.1 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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