



# 1 Compton Road, Lighthorne Heath

Leamington Spa

In Excess of £320,000







# 1 Compton Road

Lighthorne Heath, Leamington Spa

Versatile 4-bed semi-detached home in Lighthorne Heath, ideal for multi-gen living or rental income. Modern kitchen, spacious garden, self-contained annexe. Peaceful village location with easy access to amenities and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Self-contained annexe
- Conservatory
- Off-road parking
- Recently renovated
- Log burner





### Kitchen

11' 2" x 6' 3" (3.40m x 1.90m)

### Living Room

13' 1" x 11' 6" (4.00m x 3.50m)

### Conservatory

17' 1" x 9' 10" (5.20m x 3.00m)

### Kitchenette

6' 7" x 6' 3" (2.00m x 1.90m)

### Shower Room

6' 7" x 6' 7" (2.00m x 2.00m)

### Lounge

### Conservatory

9' 6" x 5' 7" (2.90m x 1.70m)

### Bedroom 1

10' 6" x 9' 10" (3.20m x 3.00m)

### Bedroom 2

10' 6" x 8' 2" (3.20m x 2.50m)

### Bedroom 3

7' 3" x 4' 11" (2.20m x 1.50m)

### Bedroom 4

6' 7" x 6' 3" (2.00m x 1.90m)

### Bathroom

7' 3" x 4' 3" (2.20m x 1.30m)







**GARDEN**

**DRIVEWAY**

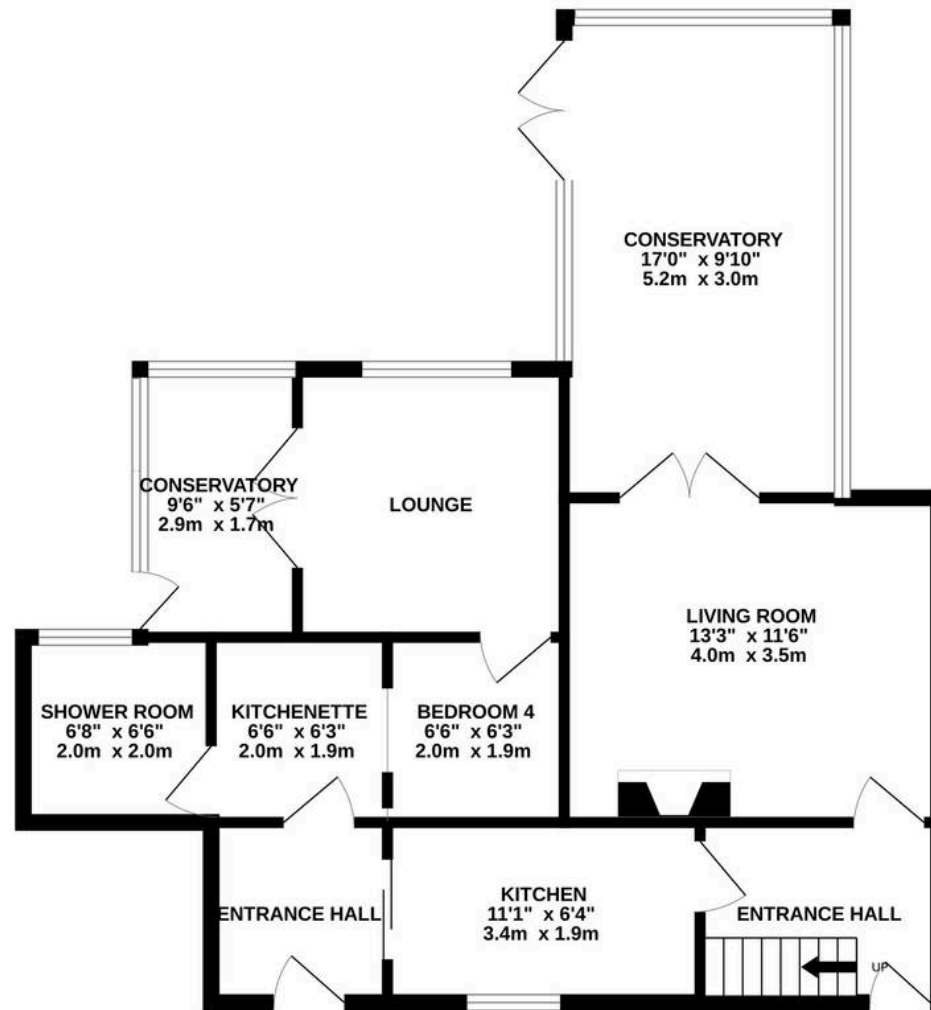
2 Parking Spaces



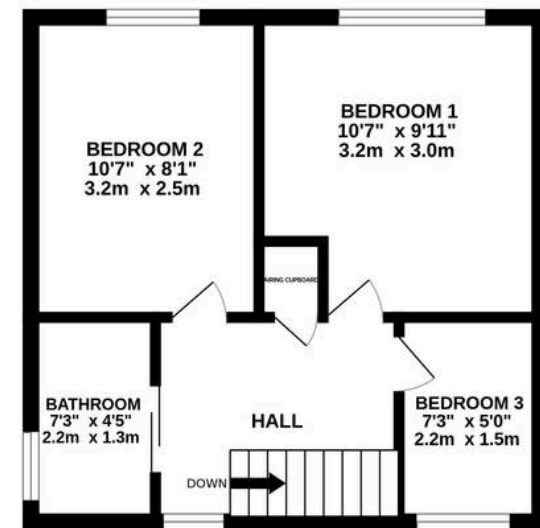




GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.

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