



Connells

Armscote Grove
Hatton Park Warwick



Property Description

This well presented property comprises, light and airy lounge, kitchen, two double bedrooms with bedroom one benefiting from an ensuite, a modern family bathroom, off road parking and a garage.

Facilities around Hatton include a popular 'al fresco' gastro pub; The Hatton Arms, there also being a local convenience store on nearby Hatton Park. More comprehensive facilities in nearby Warwick are easily accessible and good local access available to Stratford upon Avon, Kenilworth, Solihull and Coventry. Also providing, well established primary and secondary schools within close proximity to the property.

The property is well located for the local commuter offering easy access to the A46 and M40 as well as Warwick Parkway Train Station and Hatton Station. Armscote Grove is also within walking distance to the local shop and to the popular Avon River which is perfect for dog walks.

Armscote Grove is a short 10 minute drive into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Access via a double glazed door, stairs rising to first floor, carpeted flooring and radiator.

Lounge

14' 10" x 10' 5" (4.52m x 3.17m)

Double glazed window to front elevation, electric coal effect fire with marble base and wood surround, carpeted flooring and radiator.

Kitchen

13' 6" x 8' 8" (4.11m x 2.64m)

Fitted with a range of wall and base units with work surface over, sink and drainer, tilting to splashback, integrated electric oven, 4 ring gas hob with cooker hood over, space for tumble dryer, space and plumbing for washing machine, integrated fridge freezer, tiled flooring, double glazed window to rear elevation, double glazed French doors to rear garden and radiator.

First Floor

Landing

Airing cupboard housing hot water tank, loft hatch access and carpeted flooring.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to front elevation, integrated wardrobe, carpeted flooring and radiator.

Ensuite

Double glazed obscure glass window to front elevation, shower with electric shower, WC, wash hand basin, vinyl flooring and radiator.

Bedroom Two

9' 10" x 7' 1" (3.00m x 2.16m)

Double glazed window to rear elevation, integrated wardrobe, carpeted flooring and radiator.

Bathroom

Double glazed window with obscure glass to rear elevation, bath with shower over, wash hand basin, tiling to splashback, WC and radiator.

Outside

Front

Mainly laid to lawn, path to front and hedge boundary.

Rear

Mainly laid to lawn with a variety of shrubs and plants, wooden storage shed and fenced boundary to sides.

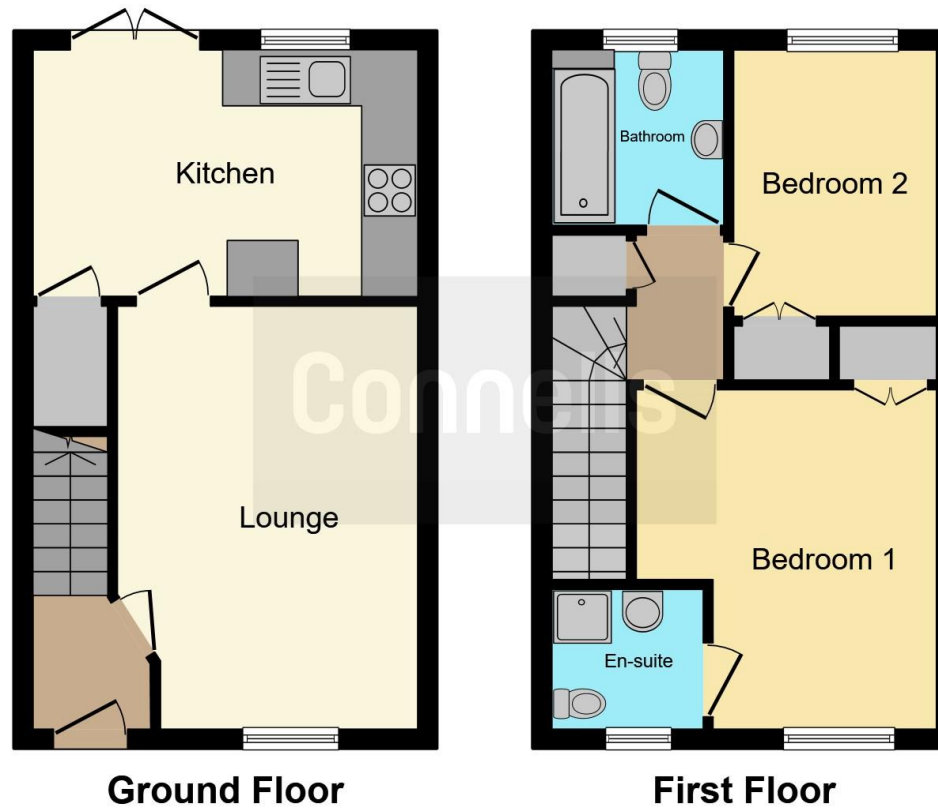
Garage

Up and over door with parking space in front of garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WAR106659

Tenure: Freehold



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