



Connells
connells.co.uk 01926 403 308
FOR SALE

Connells

Chichester Lane
Hampton Magna Warwick



Property Description

NO ONWARD CHAIN in brief, the property comprises, entrance hall, modern kitchen, spacious lounge diner, downstairs bathroom and second reception room / bedroom four. Upstairs there are three good sized bedrooms and a family shower room. The property further benefits from a lovely rear garden, off road parking and a garage with power and light.

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Chichester Lane is a less than 10 minute drive or a less than 25 minute walk 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

Carpeted flooring.

Kitchen

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to front.

Fitted with a range of wall and base units with work surface over.

Lounge

22' 8" x 10' 11" (6.91m x 3.33m)

Double glazed French doors to rear and carpeted flooring.

Reception Room

12' 4" x 9' 11" (3.76m x 3.02m)

Double glazed window to side and rear.

Ground Floor Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail and double glazed window to front.

Landing

Airing cupboard, carpeted flooring, loft hatch.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed window to rear and carpeted flooring.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)

Double glazed window to front, built in wardrobes and carpeted flooring.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed window to front and carpeted flooring.

Bathroom

Double glazed window to front, double shower, wash hand basin with storage, WC, chrome towel rail and tiled walls and flooring.

Loft Space

Part boarded with ladder and light.

Rear Garden

Private enclosed garden with mature shrubs and plants, patio area, shed and side access.

Garage

16' 10" x 8' 3" (5.13m x 2.51m)

Power and light and space for utilities.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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