



Connells

Hampton Road
Warwick



Property Description

A fantastic opportunity to purchase a three bedroom family home on a substantial plot. The lounge is well sized and the archway to the diner provides a version of open plan with a cosy feel. There is a good size kitchen to the rear with an external door to the side providing outdoor storage cupboards. On the first floor are two double bedrooms and a single third bedroom, with a family bathroom to the rear. The property further benefits from a generous rear garden and off road parking.

Hampton Road is a 10 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.

The property is a short 27 minute walk to St Michael's Hospital and a short 8 minute drive or 37 minute walk to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46 and M40.

Approach

Off road parking with access to side of property.

Entrance Porch

Double glazed porch with door leading to;

Entrance Hall

Stairs rising to first floor and doors leading to kitchen and lounge.

Lounge

11' 1" x 11' (3.38m x 3.35m)

Double glazed bow window to front, radiator and archway leading to dining room.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to rear and radiator, with door leading to kitchen;

Kitchen

11' 1" x 9' 11" (3.38m x 3.02m)

Fitted with a range of base and wall mounted units with work surfaces over, built in sink and drainer with hot and cold taps. Double glazed window to rear over looking garden. Fitted gas cooker, space for washing machine and fridge freezer. Door leading to;

Side Access

Two storage cupboards.

Outbuilding

Disused outside WC.

Bedroom One

12' 3" x 9' 11" excl recess (3.73m x 3.02m
excl recess)

Double glazed window to rear and storage
cupboard.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to front, fitted shortage
cupboard

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to front and radiator.

Bathroom

Bath, wash hand basin, WC and double
glazed window to rear.

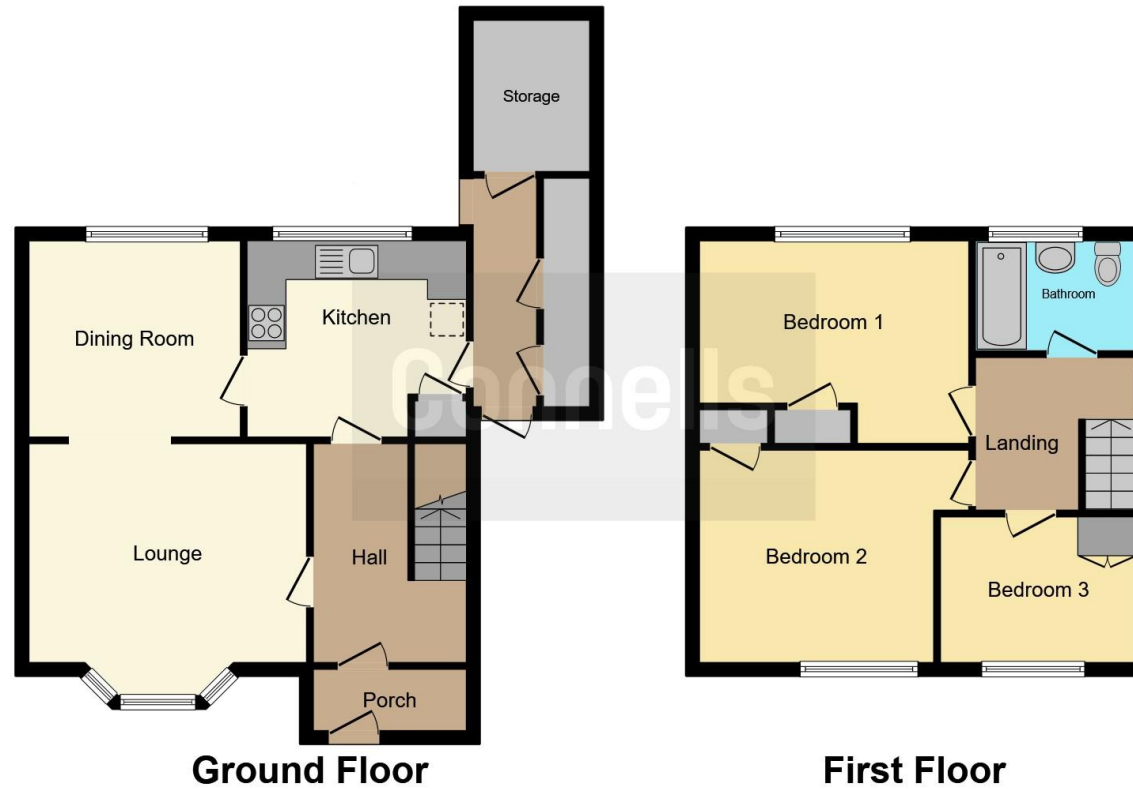
Rear Garden

Mainly laid to lawn, patio and covered pond.









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

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EPC Rating: D

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Tenure: Freehold



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