



**Connells**

Slade Hill  
Hampton Magna Warwick

# Slade Hill

## Hampton Magna Warwick CV35 8SA

for sale  
**£210,000**



### Property Description

This lovely two bedroom home in brief comprises, entrance hall, kitchen to the front with plenty of storage, spacious lounge diner, two double bedrooms and a family bathroom. There is on street parking available.

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.

Slade Hill 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.

### Approach

Brick built storage with shelves.

### Entrance Hall

Meter cupboard.

### Kitchen

11' 4" x 6' 10" ( 3.45m x 2.08m )

Fitted with a range of wall and base units with work surface, stainless steel sink and drainer, space for fridge freezer, cooker, washing machine and tumble dryer. Window to front.

### Lounge Diner

14' 6" x 12' 10" ( 4.42m x 3.91m )

Understairs store cupboard, window to rear, French doors to rear.



## Landing

Loft hatch.

## Bedroom One

12' 11" x 10' 5" ( 3.94m x 3.17m )

Two windows to rear.

## Bedroom Two

9' 8" x 8' 5" ( 2.95m x 2.57m )

Window to front, boiler and wardrobe with shelves.

## Family Bathroom

Shower over bath, WC, wash hand basin, tiled to splashback and vinyl flooring.

## Rear Garden

Enclosed with rear access and patio.

## Parking

On street parking.

## Agents Note

Agents Note:

"This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

" We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

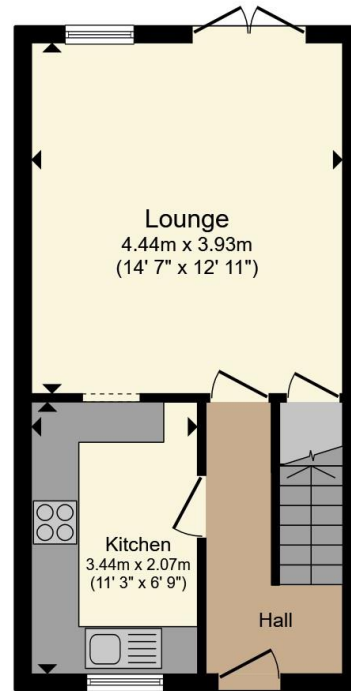




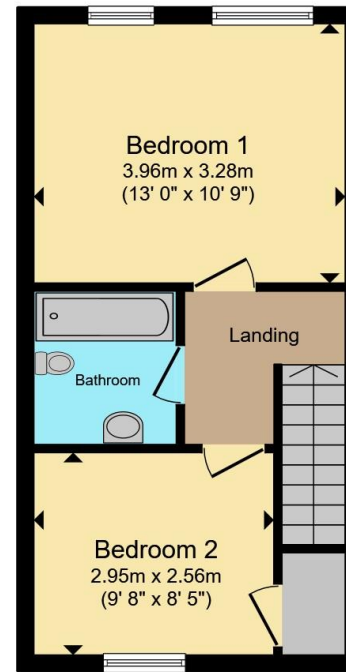








**Ground Floor**



**First Floor**

Total floor area 62.7 m<sup>2</sup> (675 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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14 High Street  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107466](http://connells.co.uk/Property/WAR107466)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WAR107466 - 0003