



Connells

Bridge Street
Hampton Lucy Warwick

Bridge Street Hampton Lucy Warwick CV35 8BA

for sale offers over
£350,000



Property Description

Connells are delighted to present this THREE bedroom, semi-detached property, ideally situated in the picturesque village of Hampton Lucy. The property benefits from an Entrance Porch, Hallway, kitchen/Dining Room, and a generous sized Lounge. On the first floor, you will find three bedrooms and a family bathroom.

Outside, there is a private rear garden, driveway and garage. The property enjoys views to the front of the Village Green and church and to the rear Countryside views.

Contact us today to arrange your viewing!

Introduction

Hampton Lucy is a pleasant Warwickshire village set in rural surroundings and within easy reach of excellent local facilities in Wellesbourne, located close to Stratford-upon-Avon, Warwick and Royal Leamington Spa with the comprehensive facilities and amenities that these very popular towns offer. Hampton Lucy itself has a village school, a church and a public house.

Entrance Porch

Large Entrance Porch having windows to side and front elevations, and doors to boot room and:

Hallway

Having radiator, stairs rising to first floor with understairs storage cupboard and door to:

Kitchen/Dining Room

16' 3" MAX x 10' 3" MAX (4.95m MAX x 3.12m MAX)

Having wall and base units with complementary work surfaces over, inset stainless steel sink and drainer unit with double glazed window to rear elevation, oven (not working) and hob, extractor hood over, space for fridge, freezer, washing machine and breakfast bar with a door leading to the spacious Lounge. The dining area comprises radiator, wall mounted gas combi- boiler, double glazed windows to rear elevation and door to:

Boot Room

Useful Storage room with radiator, and doors leading to Garage and to the front porch.

Lounge

13' x 21' 7" (3.96m x 6.58m)

Generous sized room having feature fireplace with gas fire, radiator, window to front elevation and sliding doors to rear elevation into garden:

First Floor

Landing

Having window to side elevation and doors to bedrooms and bathroom;

Bedroom One

15' x 9' 1" (4.57m x 2.77m)

Having radiator and double glazed window to rear elevation;

Bedroom Two

10' 1" x 11' 9" (3.07m x 3.58m)

Having radiator and double glazed window to front elevation overlooking the village green and church;

Bedroom Three

8' 7" MAX x 7' 9" MAX (2.62m MAX x 2.36m MAX)

Having radiator, loft hatch and double glazed window to front elevation overlooking the village green and church;

Bathroom

Modern, partly tiled bathroom having a white suite comprising wash hand basin with vanity unit, low level WC, bath and obscure double glazed windows to side and rear elevations;

Outside

Front

The property is set back from the road with a lawned foregarden, driveway offering off-road parking for several vehicles and garage.

Rear Garden

Generous sized garden, mainly laid to lawn with patio area, timber fences to the boundaries and stunning views to the rear across open countryside.

Garage

16' 10" Max x 11' 11" Max (5.13m Max x 3.63m Max)

Having roller shutter door to the front, door to the rear, power, light and door into the boot room.

Council Tax

Local Authority: Stratford District Council

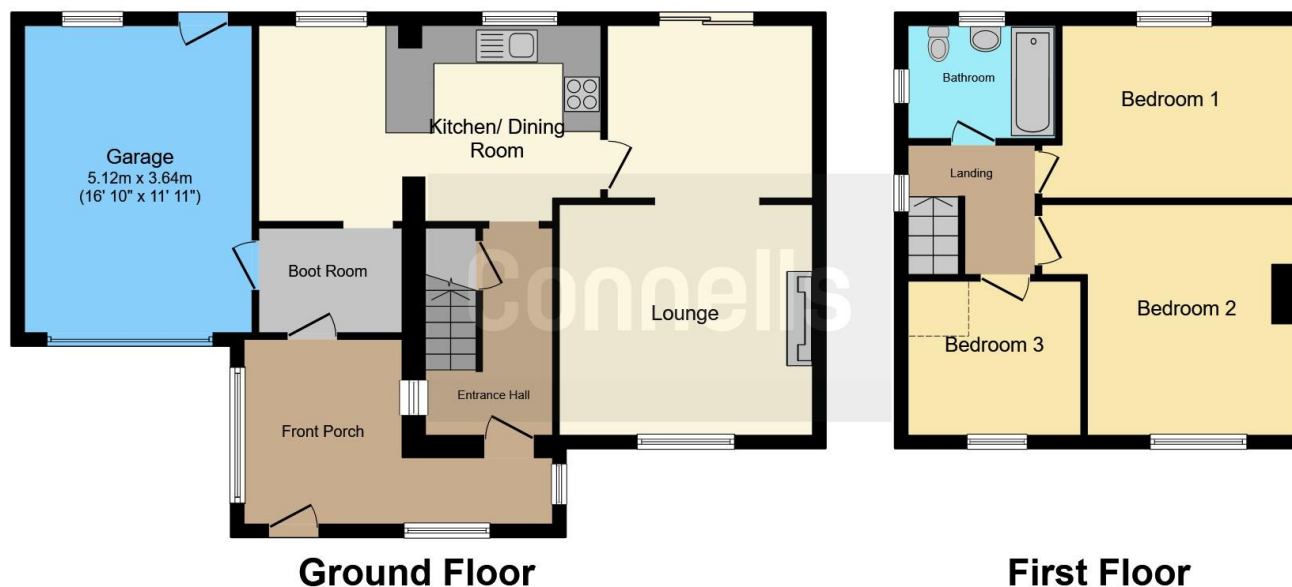
Viewings

Strictly by prior appointment via the selling agent.









Total floor area 121.4 m² (1,306 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.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103824



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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