



With no onward chain, this traditional extended three-bedroom semi-detached property is situated in the desirable village of Hampton Magna providing an excellent home and location particularly for first time buyers. The property offers potential to extend further and comprises, porch, spacious entrance hall, lounge/dining room, and kitchen to the ground floor and three bedrooms with generous bathroom to the first floor. The property also provides an integrated garage with driveway and parking and gated access to the enclosed rear garden with patio.

Ground Floor

Porch 5' 11" x 3' 8" (1.80 x 1.11)

A brick built fully glazed porch with internal lighting and side entrance leading through to the front entrance.

Entrance Hall 11' 2" x 5' 11" (3.40 x 1.80)

Providing cloak area with under stair space for additional storage, access to kitchen and sitting room, with a further doorway leading through to the integral garage. There is a pendant light fitting, and telephone point.





Kitchen 11' 2" x 7' 11" (3.40 x 2.40)

The kitchen provides a selection of cabinets with a full size single stainless-steel sink with separate hot and cold taps and storage cupboard beneath. There are tiled splashbacks and complementing worktops, with window over and outlook to front aspect of the property. The flooring is vinyl, with fluorescent lighting and space for white goods including fridge/freezer, cooker, washing machine and dining table. The boiler is also housed in the kitchen, being a Potterton Kingfisher and a separate doorway opens to footpath giving access to front and rear gardens.

Lounge/Dining Room 23' x 9' 10" (7.00 x 3.00)

The extended lounge provides two three-way light fittings and a gas fire set on a stone hearth, with stone surround and mantelpiece. There is a TV point and two three quarter length windows with outlook to the rear garden and sliding doors to the garden patio area.



Garage 17' 9" x 8' 6" (5.40 x 2.60)

The garage is accessible from the hallway and is brick built with lighting, power points and an up and over door.

First Floor

An attractive contemporary Oak staircase from the hallway leads up to the first-floor landing.

Landing

The landing provides airing cupboard housing water tank, a pendant light fitting, access to the three bedrooms, bathroom and loft.

Bedroom One 11' 6" x 10' 10" (3.50 x 3.30)

With pendant light fitting, and additional over bed light pulley. Recess provides space for wardrobes and dressing table and the outlook is to the rear garden.

Bedroom Two 11' 2" x 8' 6" (3.40 x 2.60)

With pendant light fitting, additional over bed light pulley, coving to ceiling, and full-length window with outlook to rear garden.

Bedroom Three 8' 6" x 8' 3" (2.60 x 2.50)

With pendant light fitting, and large window providing outlook to front aspect of the property.

Bathroom 7' 11" x 5' 11" (2.40 x 1.81)

Having a white bathroom suite comprising bath, wash hand basin on pedestal and WC. There is a light fitting to ceiling and frosted windows to front aspect.



Outdoors

The front garden is mainly laid to lawn with driveway running alongside footpath leading to garage and continuing to front door and gated access to side of property and rear garden.

The rear garden boasts the morning sun and is mainly laid to lawn with raised flower beds to borders and footpath alongside. Two further flowerbeds with steps dividing them, run alongside the patio where there are sliding doors to the sitting room.

Location

Cherry Lane is in an excellent location being a short walk to Warwick Parkway railway station and provides a GP surgery, pharmacy, newsagent, café and public house. Budbrooke Primary School is on hand with Aylesford School, Newburgh and Westgate Primary Schools nearby. Warwick Station is less than two miles away and link roads include the A46 and M40. Warwick town centre is just a short drive away, where you will find Warwick Castle and St Nicholas Park along with an array of restaurants, public houses and antique shops.

EPC Rating D Council Tax Band C

Viewing: – Is highly recommended and strictly by appointment

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

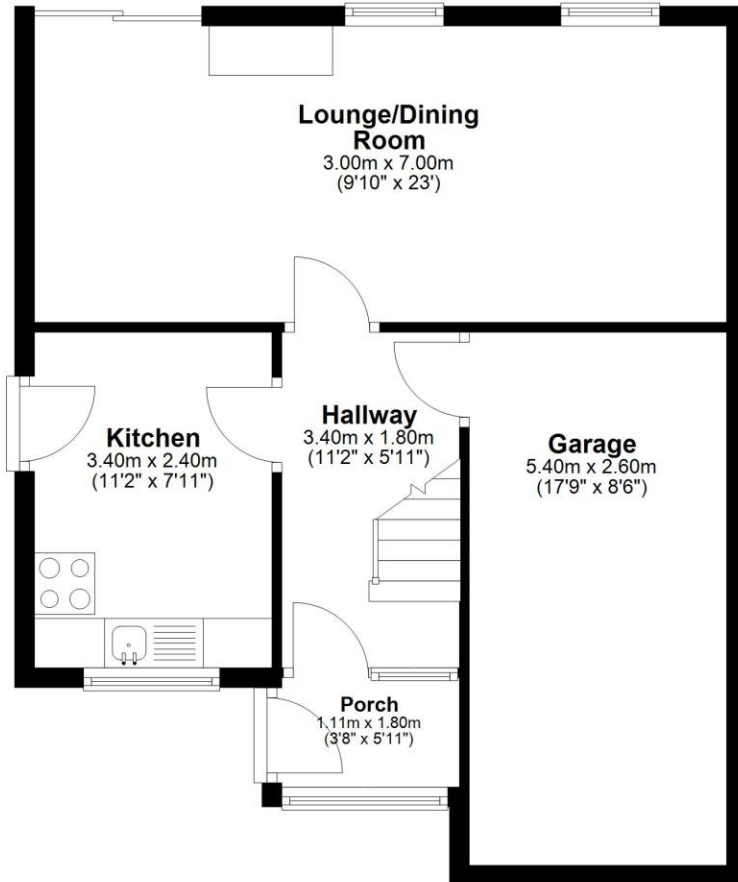
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

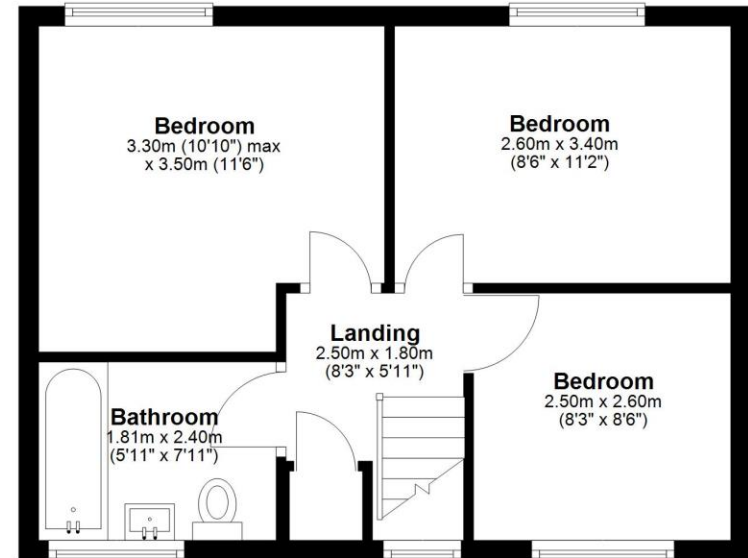
Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



Total area: approx. 89.4 sq. metres (962.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No Liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

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