



3 Bed Detached House on corner plot

6 The Warwicks
Hampton Magna
Nr Warwick
CV35 8TF



MARGETTS
ESTABLISHED 1806

Price Guide £340,000

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***OPEN HOUSE SATURDAY 12TH APRIL
9.30AM - 11AM - PLEASE CALL THE OFFICE
TO RESERVE A SLOT*** Occupying a corner
plot and enjoying a popular cul-de-sac
setting rarely seen location on the open
market, this detached home is offered
with no onward chain and provides
three bedroom family accommodation
with garage, utility room and downstairs
cloakroom. Viewing highly
recommended.

Double glazed storm porch with double glazed front door, and matching side window opening into the

RECEPTION HALL

with radiator.

LOUNGE

14'5" x 11'10"

with fire setting having gas fire with hearth and display shelves to either side, radiator, double glazed window to the front, and sliding doors open to the

DINING ROOM

9'1" x 8'9"

with double panel radiator, double glazed window to the rear and serving hatch to the kitchen.

KITCHEN

8'11" x 8'11"

with roll edge work surfacing including one and a quarter bowl, single drainer, stainless steel sink with mixer tap and base units beneath. Range of eyelevel wall cupboards, double window, tiled splashback areas, door opening to under stairs storage cupboard.

UTILITY ROOM

8'0" max x 5'9" max

with double glazed door to the rear, door to the garage, and the measurements include the space taken by the cloakroom.

CLOAKROOM

with low-level WC and double glazed window.

Staircase from the reception hall proceeds up to the first floor landing with access to the roof space. Double glazed window to the side and door opening to airing cupboard with shelving and insulated hot water cylinder.

BEDROOM ONE - FRONT

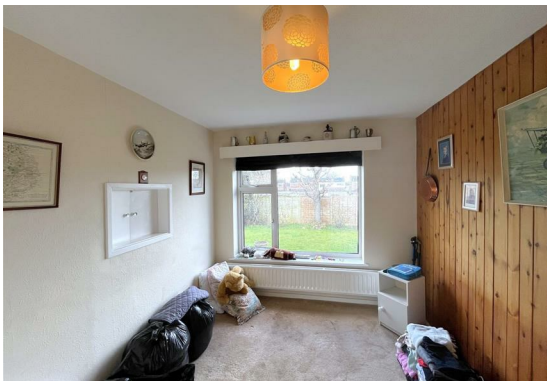
14'0" max x 10'7" excl. door recess

with full height double glazed window to the front, single and double panel radiators.

BEDROOM TWO - REAR

11'2" x 9'10"

with double glazed window and radiator.



BEDROOM THREE - FRONT

8'5" incl. bulkhead x 7'3" incl. bulkhead with double glazed window to the front and radiator. Please note the measurements include the bulkhead.

SHOWER ROOM

has a double shower cubicle with adjustable shower, low-level WC and wash hand basin set in vanity unit with mixer tap and cupboard beneath.

OUTSIDE

To the front of the property there is a lawned fore garden and driveway providing parking and giving access to the

SINGLE GARAGE

with electric light and power and wall mounted gas fired central heating boiler.

REAR GARDEN

is mainly laid to lawn with perimeter borders and paved patio adjoining the property.

TIMBER GARDEN SHED

GENERAL INFORMATION



We understand the property is freehold and all main services are connected.



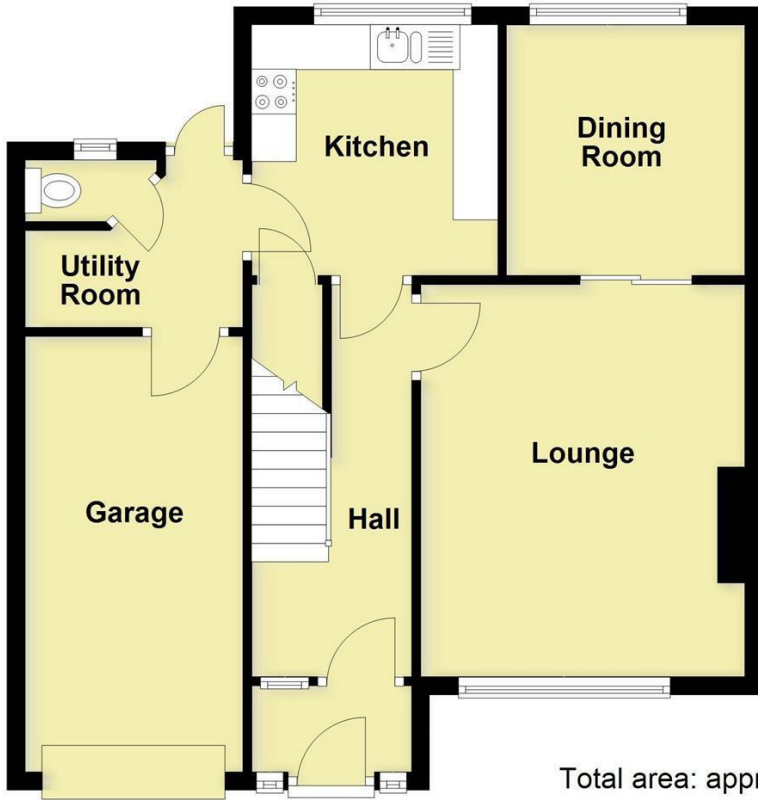


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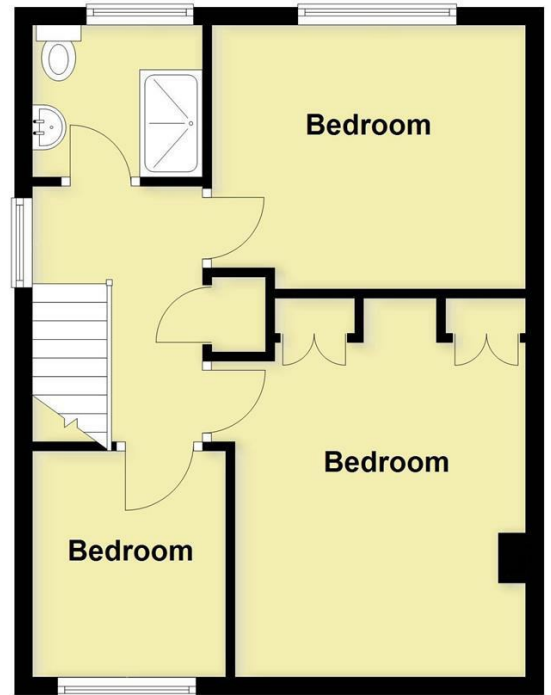
Ground Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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