# GHANGE HOMES

7 Hatton Grange Brownley Green Lane, Warwick, CV35 7BZ Guide price £280,000



## 7 Hatton Grange Brownley Green Lane Warwick, CV35 7BZ

- NO CHAIN
- Gated Devlopment
- Field Views To The Front & Back
- WC

- Two Double Bedrooms
- Parking
- Modern Throughout
- Fantastic First Home Or Lock Up & Leave

\*\*NO CHAIN, Stunning Field Views & Gated Development \*\* Newly built in 2017 in a small development of 13 properties stands this two double bedroom home. Offering no forward chain and amazing views this property briefly comprises; entrance hallway, WC, 'L' shape kitchen breakfast room with bar area, living dining room with double doors, landing, two double bedrooms with storage and fitted wardrobes and family bathroom. Externally there is a walled garden with views onto the back and allocated parking on driveway for two cars.



## Guide price £280,000



Entrance Hallway	
WC	5'10 x 2'7 (1.78m x 0.79m)
Kitchen Breakfast Room 14'5 x 13'1 (4.39m x 3.99m)	
Living Dining Room	13'6 x 13'1 (4.11m x 3.99m )
Landing	
Bedroom 1	13'1 x 10'08 (3.99m x 3.25m)
Bathroom	6'5 x 6'1 (1.96m x 1.85m)
Bedroom 2	10'06 x 6'8 (3.20m x 2.03m)



## Directions





#### **Floor Plans**

#### GROUND FLOOR 364 sq.ft. (33.8 sq.m.) approx. 1ST FLOOR 299 sq.ft. (27.8 sq.m.) approx. LIVING DINING ROOM 13'6" x 13'1" 4.11m x 3.98m **BEDROOM 1** 13'1" x 10'8" 3.98m x 3.26m ING Hatton HATTON PARK **BEDROOM 2** KITCHEN/BREAKFAST ROOM BATHROOM 14'5" x 13'1" 4.39m x 3.98m 10'6" x 6'8" 6'5' x 6'1' 3.19m x 2.03m 1.95m x 1.86m Coople Map data @2024 HALL TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx TO THE FLOOR ARCEAR, DOS SQLIL (QLID SQLIT), DUPINO. IN TAble Been made to ensize the accuracy of the floorplant contained here, measurement is, noems and any other items are approximate and no responsibility is taken for any enror set. The services, systems and applications shown have not been tested and no guarante as to their openability or efficiency can be given. **Energy Performance Graph** Energy Efficiency Rating nvironmental Impact (CO<sub>2</sub>) Rating Current Potentia Very energy effic 94 (92 plus) 🖄 82 (81.91) 55-68

### Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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The Property

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Not energy efficient - higher running cos England & Wales

**Location Map**