

## HOWCOMBE LANE, NAPTON CV47 8NX



**A THREE BEDROOM SEMI DETACHED HOUSE ON A GENEROUS PLOT BEING SOLD WITH NO ONWARD CHAIN.**

- NO CHAIN
- VILLAGE LOCATION
- SPACIOUS FRONT AND BACK GARDENS
  - GOOD PLOT SIZE
- ENTRANCE HALLWAY
  - LOUNGE
  - DINING ROOM
  - KITCHEN
  - CLOAKROOM
- THREE BEDROOMS AND BATHROOM

**3 BEDROOMS**

**PRICE GUIDE £300,000**

**\*\*NO CHAIN\*\*** A superb opportunity to purchase this three bedroom semi detached house, located in the picturesque village of Napton.

The property is being bought to the market with no onward chain and represents the ideal starter home. The house has enormous potential to improve and also extend STP.

The really exciting aspect of this property is not only what it could become with the vast potential but also the plot itself. It has a lovely and large front garden that in turn sweeps around to the back garden. The back garden is a fantastic space and should be viewed to be appreciated.

The house benefits from good sized rooms throughout, from an entrance hallway, living room, lounge, kitchen, cloakroom, three bedrooms, bathroom and excellent sized front and rear gardens.

Napton is best known for its Windmill and Canal links, situated 3 miles from the market town of Southam, 12 miles to Leamington Spa and close proximity to Warwick, Coventry, Banbury and Rugby.

A small village with plenty of amenities including Primary School, 2 Public Houses (one canal-side), a Cidery, Social Club, Parish Church, Village Hall, Village Store selling local produce with Post Office and Cafe, Sports facilities including Tennis, Football and Cricket clubs, Several fishing lakes, Campsite and Marina.

Catchment area for the Ofsted 'Outstanding' rated Southam College and Grammar Schools in Rugby. There are many independent schools close by including Princethorpe, Warwick School, Kings High for Girls, Rugby School, Arnold Lodge inc prep school and Bilton Grange prep in Dunchurch.

Easy access to major road networks including M40, M6, M69 and M1 and mainline railway links to Birmingham from Leamington in 30 mins, London Marylebone from Leamington and London Euston from Rugby & Coventry in under an hour.

### **The Area**

Napton on the Hill, often referred to locally as just Napton, is a village and civil parish 3 miles (4.8 km) east of Southam in Warwickshire, England. Napton is known for its beautiful countryside, canal/countryside walks and tight knit village community.

### **Front**

The property boasts a large front garden laid to lawn that wraps around to the back garden. It is nicely privatised by boarding hedges.

### **Entrance Hallway**

Providing access to the reception areas, kitchen and first floor stairs. With light point to ceiling and radiator.

### **Lounge 15'11" x 10'10" (4.87 x 3.31)**

With double glazed windows to the front elevation, radiator and light point to ceiling. The room also has a built in storage space and gas fire.

### **Dining Room 11'2" x 9'11" (3.41 x 3.04)**

With a double glazed window to the front elevation, light point to ceiling and radiator.

### **Kitchen 12'5" x 5'7" (3.81 x 1.71)**

With a double glazed window to the rear elevation, light point and access through to the inner hallway...

### **Inner Hallway**

The inner hallway has access to the garden and also access to the cloakroom and storage cupboard.

### **Cloakroom**

With WC, light point and sink.

**First Floor**

With access to all three bedrooms and bathroom. Window to the rear elevation, loft access, light point and storage cupboard.

**Bedroom One 12'8" x 10'10" (3.87 x 3.32)**

With a double glazed window to the front elevation, light point and radiator.

**Bedroom Two 13'4" x 9'4" (4.08 x 2.87)**

With a double glazed window to the front elevation, light point and radiator.

**Bedroom Three 10'0" x 7'5" (3.06 x 2.28)**

With a double glazed window to the rear aspect, light point and radiator.

**Bathroom 8'2" x 5'9" (2.51 x 1.76)**

With a double glazed window to the rear aspect, walk in shower, radiator, WC, sink and spotlights to ceiling.

**Garden**

A lovely garden mainly laid to lawn and not overlooked from behind.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.









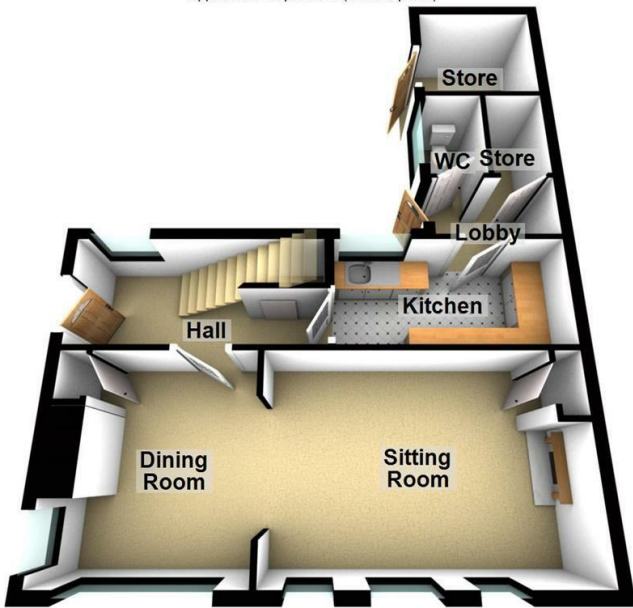






**Ground Floor**

Approx. 51.7 sq. metres (556.6 sq. feet)



**First Floor**

Approx. 41.7 sq. metres (448.4 sq. feet)



Total area: approx. 93.4 sq. metres (1005.1 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		