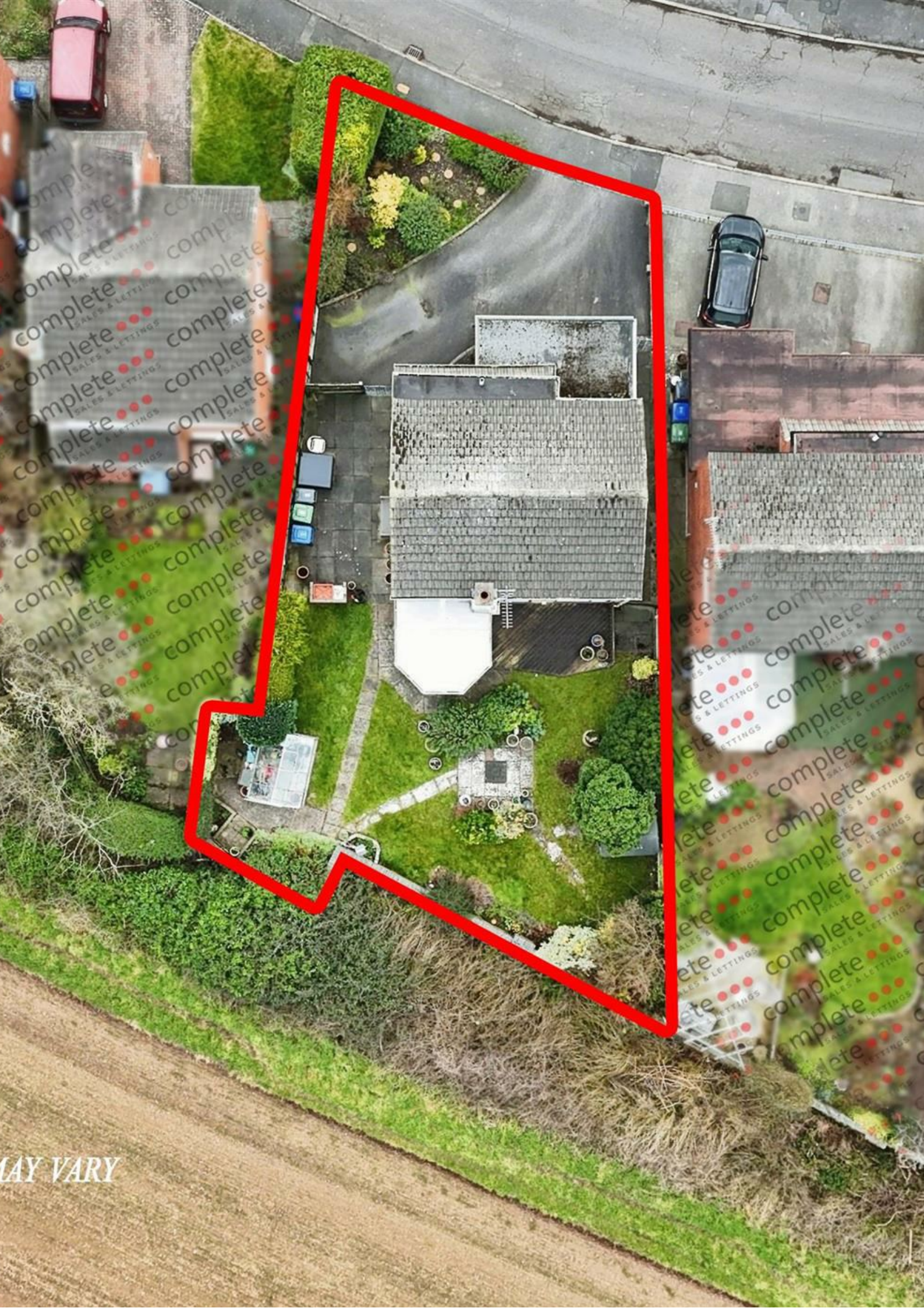




GOULD ROAD, HAMPTON MAGNA

complete  
SALES & LETTINGS





PLAN VARY





An extended detached home set on the outskirts of Hampton Magna. The property comprises an entrance hall, lounge/diner, conservatory, kitchen, three spacious bedrooms and a bathroom. There is a good-sized garden, a garage and driveway. This property is offered no chain. The village is just to the West of Warwick and is within walking distance of Warwick Parkway with its direct train service To London.



It's in the details...

#### Entrance Hall

An aluminium double glazed door with a matching side window leads into the entrance hall, which has two round double glazed porthole windows, timber staircase leads to the first floor with open storage below. Down-lights and doors to the kitchen and lounge diner.



#### Kitchen

Original kitchen with drawers cupboards, modelled worktops with four ring gas hob, extractor and an electric oven. There's a black single bowl sink drainer and stainless steel mixer tap. Space and plumbing for a washing machine, there is an under-counter fridge & freezer, tiled splash-back and aluminium double glazed window to the front. A glass internal window to the dining area and an aluminium double glazed door to the side garden.

#### Lounge Diner

A full-width lounge diner which has two radiators and two aluminium double glazed windows with great views of the garden and fields behind. There is a uPVC double glazed French doors to the conservatory, a glass window to the kitchen and a gas fireplace.



#### Conservatory

A uPVC double glazed conservatory on a brick base, which has electrics, tiled flooring and a polycarbonate roof with a light fan. There are great views of the garden and fields behind.

#### Landing

Carpeted landing with doors leading to the three bedrooms and bathroom. There's a high-level aluminium double glazed window and the loft hatch with a ladder to the boarded loft.

#### Bedroom One

A spacious double bedroom with a wall of fitted wardrobes, there is a ceiling rose, dado rail, a large radiator and an aluminium double glazed window with a wonderful field view.



#### Bedroom Two

A double bedroom with a high-level aluminium double glazed window, dado rail, double radiator and a tall aluminium window with beautiful views of the garden and the fields behind.

#### Bedroom Three

A single room with a uPVC tall double glazed window to the front elevation, dado rail, a ceiling rose and a radiator.





#### Bathroom

A four-piece white suite comprises a corner bath, a toilet, a hand basin with vanity storage and chrome mixer tap, and a glass door shower enclosure with an electric shower. The bathroom has tiled walls, an aluminium double glazed window and a door to the airing cupboard, which has shelving and the hot water tank.

#### Rear Garden

The property has a wonderful garden that 'bells out' nicely and has a brick rear wall, pathways, areas of grass, hedgerows, planting and an unbroken view of the field behind. There is a greenhouse, a decked area and a small shed.

#### Front & Parking

A sweeping drive, parking 2-3 vehicles, there is a retained front garden with planting, flowers and a hedgerow.

#### Garage

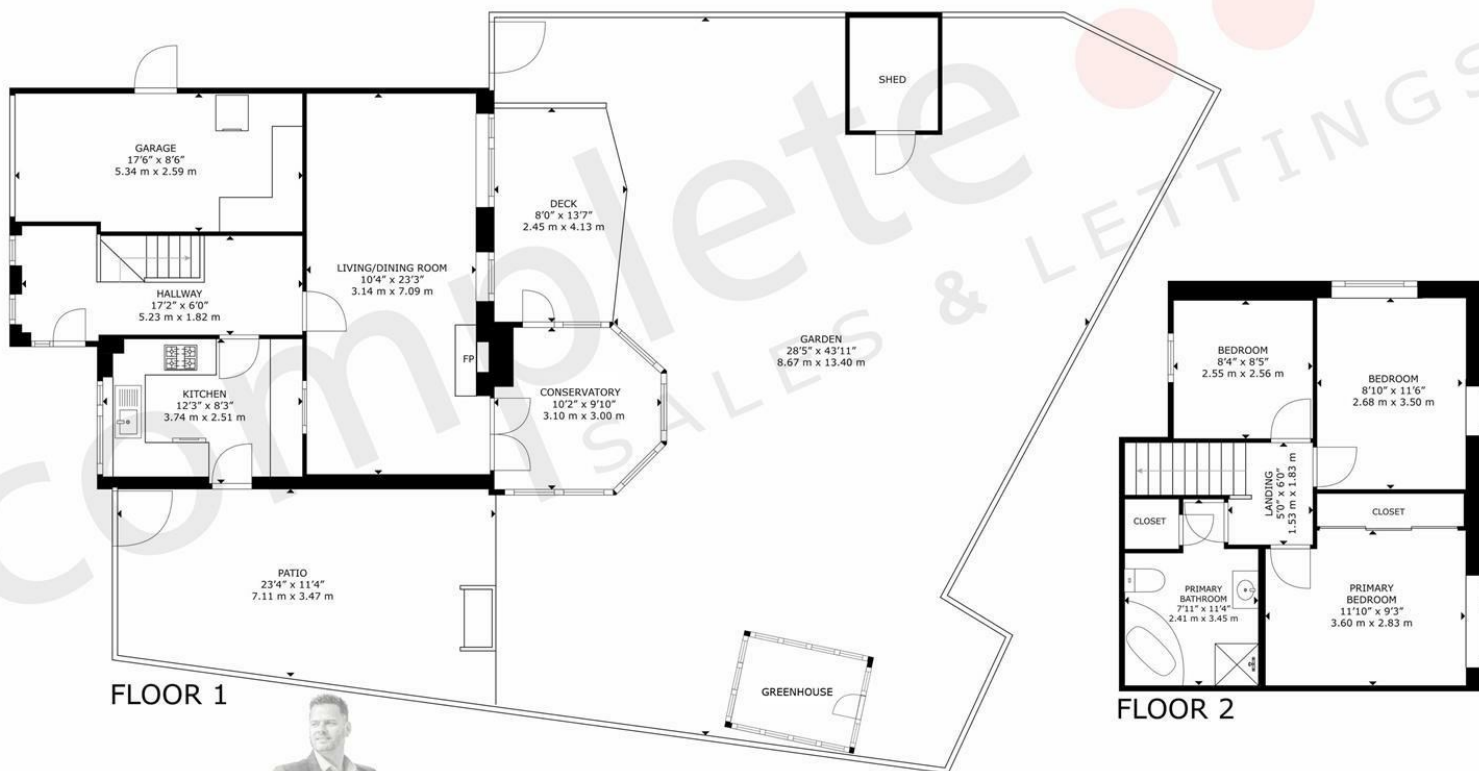
Integral garage.

#### Location

Hampton Magna is a popular semi-rural village, located approximately two miles West of the historic town of Warwick and within walking distance of Warwick Parkway with train links to Birmingham and London and also







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GROSS INTERNAL AREA  
FLOOR 1: 568 sq. ft, 52 m<sup>2</sup>, FLOOR 2: 485 sq. ft, 45 m<sup>2</sup>  
TOTAL: 1053 sq. ft, 97 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 140 sq. ft, 13 m<sup>2</sup>  
DECK: 95 sq. ft, 8 m<sup>2</sup>, GARDEN: 1,292 sq. ft, 120 m<sup>2</sup>  
PATIO: 258 sq. ft, 23 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Easy access to the M40, M42 and M6 motorways. The village itself includes parks, a GP surgery, a pharmacy, playgrounds, cafes and a primary school. Birmingham airport is around 25 minutes drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops and parks, with a Secondary School only 3 miles away.

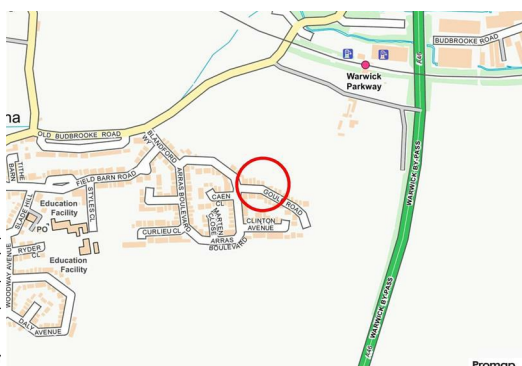






- Extended Detached
- Built In 1970's
- Kitchen & Conservatory
- Garage & Parking
- No Chain

- Three Bedrooms
- Lounge Diner
- In Need Of Modernisation
- Good Size Garden
- Outskirts Of Village



## GOULD ROAD, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

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

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