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RESIDENTIAL

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12, Sykes Road, Hampton Magna, Warwick

Price Guide
£310,000



Built by master builders Miller Homes in circa 2021, this immaculate, semi-detached home is finished to a high standard of finish and specification throughout. The welcoming entrance hall and cloakroom sets the tone, leading to the living room and the well-equipped kitchen. There are two double bedrooms, one with fitted wardrobes and a bathroom. Outside. There is ample parking on the driveway and an enclosed lawned rear garden. Energy rating B.

Location

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

M40, M42 and M6 motorways. Birmingham airport is around 25 minutes drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops, regular bus service and park, with a Secondary School only 3 miles away.

Approach

Through the glazed entrance door into:

Reception Hall

Attractive wood effect tiled floor, radiator, downlighters, staircase rising to First Floor Landing. Doors to:

Cloakroom

A white suite comprising a WC, pedestal wash hand basin, radiator, complementary half-height tiling, matching tiled floor, downlighters, and a double-glazed window.

Fitted Kitchen

11'6" x 6'3" (3.52m x 1.92m)

A range of gloss-fronted base and eye-level units, complementary worktops and upturns, and an inset stainless steel sink unit with mixer tap and rinse bowl. Built-in electric oven and ceramic hob with extractor unit over. Integrated dishwasher, washing machine and fridge/freezer. Radiator, matching tiled floor, downlighters, radiator, and a double-glazed window to the front aspect.

Living Room

15'7" x 13'3" (4.76m x 4.06m)

There are two radiators, an under-stair storage cupboard with electric light and power, and double-glazed French doors to the rear aspect and garden.



First Floor Landing

Access to roof space and double-glazed window to side aspect. Doors to:

Double Bedroom

11'4" x 9'10" (3.46m x 3.00m)

Built-in full-height twin double-door wardrobes provide ample hanging rail and shelving space, a radiator, and two double-glazed windows to the the front.

Double Bedroom

13'3" x 9'11" (4.06m x 3.04m)

Radiator and a double-glazed window to the front aspect.

Bathroom

A white suite comprising a bath with a shower system over and a glazed shower screen, a wash hand basin,

and a WC. The walls and flooring are fully complementary, and there is a chrome heated towel rail, downlighters, and an extractor fan.

Outside

The driveway to the side provides good off road parking, with a gated pedestrian access leading to the:

Rear Garden

Which is mainly laid to lawn and enclosed on all sides.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB

We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

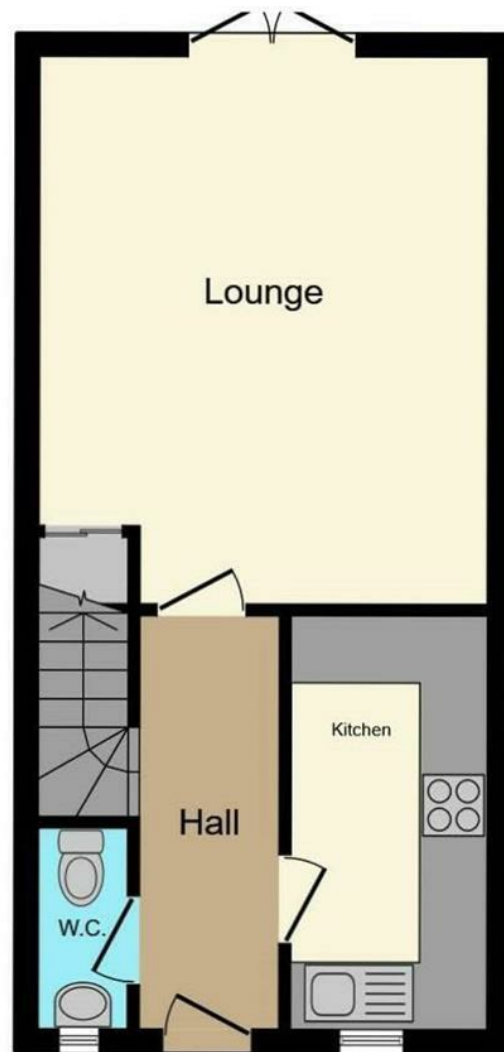
Council Tax

The property is in Council Tax Band "C" - Warwick District Council

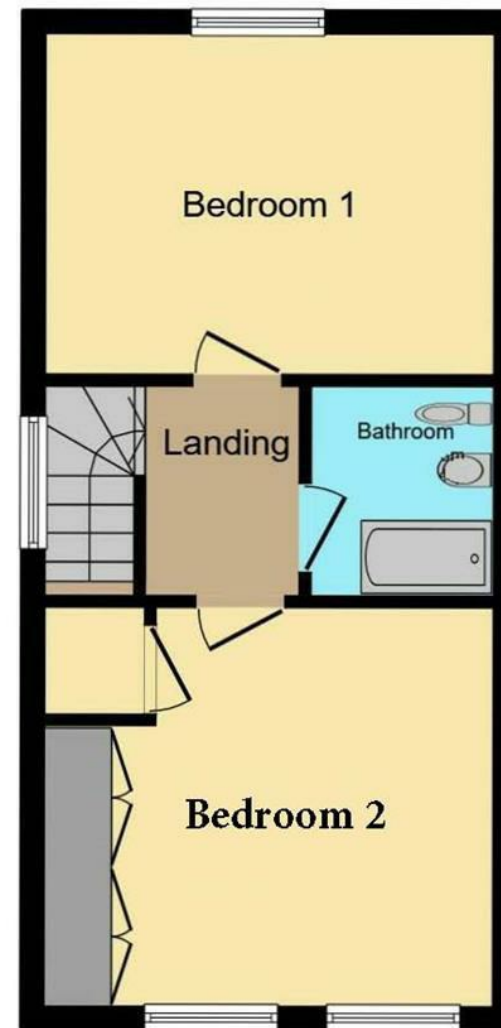
Postcode

CV35 8UN

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Ground Floor



First Floor

TOTAL: 69.6 m² (749 sq.ft.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN