





Built by Bellway Homes in circa 2023, this immaculate, semi-detached home is finished to a high standard. The welcoming entrance hall and cloakroom set the tone, leading to the living room and the well-equipped kitchen. There are two double bedrooms 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:

Entrance Hall

Amtico flooring, radiator, doors to Cloakroom and Lounge

Cloakroom

Matching Amtico flooring, radiator, low-level WC with a concealed cistern, hand wash basin with chrome mixer tap, decorative tiled splashback.

Lounge

13'9" x 9'8" (4.21m x 2.96m)

A well-proportioned lounge, recently installed original carpet, radiator, double-glazed windows to the front aspect, stairs leading to the First Floor Landing. Door to:

Breakfast Kitchen

13'2" x 11'0" (4.03m x 3.36m)

Matching Amtico flooring, a range of base and eye-level units with complementary worktop and low-level matching splashback, single sink with chromed mixed tap and flexi-nozzle. Integrated electric oven unit, four-ring stainless steel gas hob with stainless steel splashback and hooded extraction unit over. Space and plumbing for washing machine and freestanding fridge/freezer. Radiator, double glazed windows and French doors to rear aspect and garden.



First Floor Landing

Matching carpets on stairs and across the landing, access to the stilted, partially boarded loft space with a built-in ladder hatch, Doors to:

Bedroom One

13'1" x 8'10" (4.01m x 2.71m)

Matching carpets, radiator, double-glazed windows to the rear aspect.

Bedroom Two

13'1" x 7'10" (4.01m x 2.41m)

Matching carpets, radiator, double-glazed windows to front aspect.

Bathroom

Low-level WC with concealed cistern, pedestal handwash

basin with chromed mixer tap, panelled bath with stainless steel taps, shower attachment and glazed screen door, fully tiled bath enclosure and partially tiled walls.

Outside

Offering tandem off-road parking to the right-hand side of the property, an attached electric car charging point (Podpoint Solo 3).

Rear Garden

Small patio area through the doors from the kitchen, turfed garden space enclosed on all sides, recently installed garden shed and bin storage area, and gated side access to the driveway.

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 whilst believing 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 8NR

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Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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

