

## HAMPTON ROAD, WARWICK CV34 6JL



**A three bedrooms, semi detached home within walking distance of Warwick town centre. Offered with no upward chain and in need of modernisation.**

- Three Bedroom Semi Detached Home
- In Need of Modernisation Throughout
  - No Upward Chain
  - Good Sized Rear Garden
  - Driveway Parking
- Living Room, Dining Room and Conservatory
  - Kitchen
  - Large Green House
- Walking Distance from Town Centre
  - EPC - TBC

**3 BEDROOMS**

**PRICE GUIDE £290,000**

Welcome to Hampton Road, Warwick - a semi-detached house with endless possibilities! This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, offering ample space for a growing family or those who love to entertain.

Although in need of modernisation throughout, this house presents a fantastic opportunity for someone with a keen eye for design and a passion for renovation. The huge amount of potential this property holds is simply waiting to be unlocked, making it the perfect investment opportunity or "doer upper" project for those looking to put their own stamp on a home.

Located in a desirable area, this property is surrounded by local amenities, schools, and green spaces, providing a convenient and family-friendly environment. Don't miss out on the chance to transform this diamond in the rough into your dream home - come and explore the possibilities that await at Hampton Road!

### **Entrance**

Entrance to the property is via a white UPVC double glazed door which leads in to the porch. The porch has a dwarf wall with white UPVC double glazed panels and opening windows. A wooden door leads in to the entrance hall. Being carpeted to floor and having a light point to ceiling and a gas central heating radiator. Carpeted stairs lead up to the first floor landing and a wooden framed, obscure glazed door leads in to the kitchen.

### **Kitchen 11'1" x 9'11" (3.386m x 3.029m)**

Having cushioned flooring, large white UPVC double glazed window to rear elevation overlooking the garden, fitted with a range of base and wall units in a wood effect frontage, melamine work surface, electric double oven, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, four ring gas hob with integrated extractor over, solid door houses a useful, pantry style storage cupboard with the gas meter, electric meter and the fuse board, obscure glazed, white UPVC double glazed panel to side elevation. A louvered door provides access to further storage.

From the kitchen a wooden framed, obscure glazed door leads in to the dining room.

### **Dining Room 11'0" x 10'9" (3.372m x 3.293m)**

Carpeted to floor, white UPVC double glazed, double French doors out to rear elevation giving access in to the conservatory. Gas central heating radiator, light point with fan to ceiling. An open archway leads in to the living room.

### **Living Room 14'1" x 11'0" (4.303m x 3.369m)**

Carpeted to floor, large white UPVC, bay style, double glazed window to front elevation, gas central heating radiator, light point to ceiling and a feature fireplace.

### **Conservatory 9'4" x 9'4" (2.845m x 2.867m)**

Accessed off the dining room and having wood effect flooring, white UPVC, double glazed panels and opening windows and polypropylene roof. White UPVC solid panels and double glazed, double French doors to side elevation giving access out in to the garden.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of carpet, white UPVC double glazed window to side elevation, light point and loft access to ceiling, and white painted doors leading in to all rooms.

### **Bedroom One 9'10" x 13'7" (3.016m x 4.153m)**

Carpeted to floor, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and fitted wardrobes of two single and one double with matching three drawer pack and an additional three drawer chest of drawers. Additional storage is provided by an additional fitted wardrobe which also houses the gas central heating boiler.

**Bedroom Two 11'4" x 10'4" (3.455m x 3.167m)**

Carpeted to floor, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and a fitted wardrobe.

**Bedroom Three 7'5" x 9'4" (2.267m x 2.855m)**

White UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and storage over bulk head position.

**Bathroom**

Carpeted to floor with walls tiled to full height. White UPVC double glazed, obscure glazed window to rear elevation and fitted with a suite of pedestal wash hand basin with chrome hot and cold tap, low level WC, bath with chrome hot and cold tap with shower attachment and additional electric shower fitted. Heater over door position.

**Covered Walkway**

Accessed from the front of the property and from the kitchen is a covered walkway with storage cupboard and open alcove with an outside tap. This in turn gives access to the workshop/greenhouse and the rear garden.

**Rear Garden**

Area of hard standing and a paved pathway which leads through the lawn to the rear of the garden where there is a large glass house with light and power. The garden has well stocked and mature beds as well as mature trees and shrubs. Additional greenhouse with brick dwarf walls and large glazed panels, this then leads in to a brick built storage area.

**Driveway**

To the front of the property is a brick weave driveway provided off street parking for a number of vehicles.

**Services**

All mains services are believed to be connected.

**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.

**Council Tax**

We understand the property to be Band C.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Special Note**

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

**Photographs**

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

**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 and part of an offer or contract. The seller does not take 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 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.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

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.





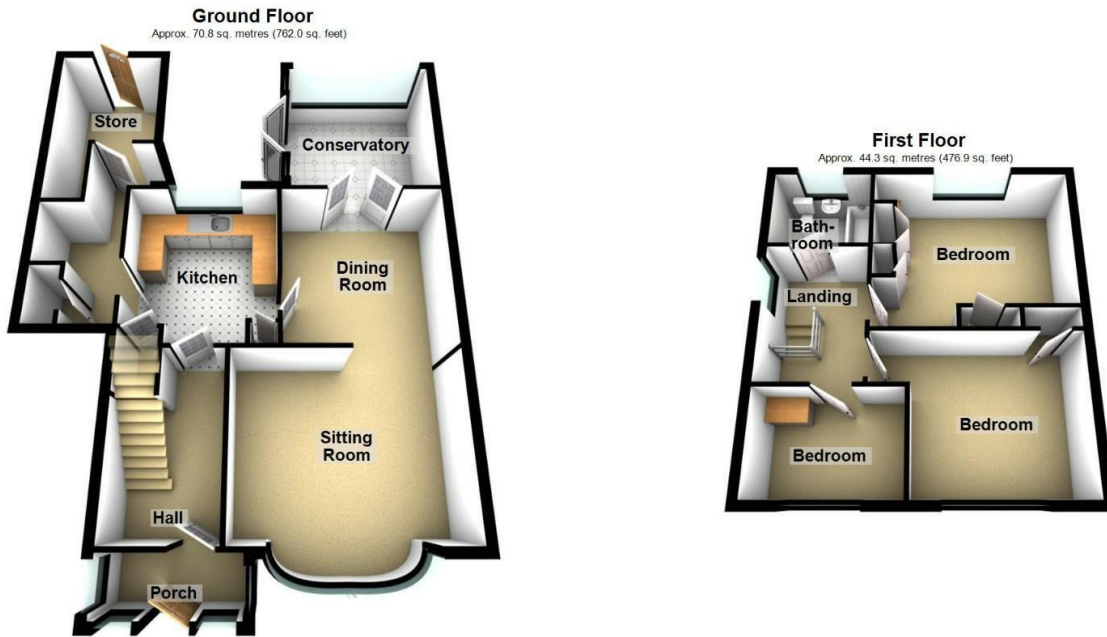












Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

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		

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