



Exciting potential, 3 bed semi cottage

**2 Case Lane, Five Ways
Hatton
Warwick
CV35 7JD**


MARGETTS
ESTABLISHED 1806
Price Guide £325,000

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A rare and exciting opportunity to acquire a three bedroom semi-detached cottage forming part of a beautiful rural location in a convenient spot, handy for Leamington Spa, Warwick, Stratford Upon Avon, Kenilworth and Solihull. The property requires considerable refurbishment and updating, but, subject to planning permission, could be extended and represents a super opportunity to acquire a delightful rural family home.

Entrance

Canopy and front door opens into the:

Lounge

14'5" max' red' to 10'5" x 13'0"

with window to the front, and door to under stairs storage area.

Dining Kitchen

12'3" x 9'6"

with fire setting (not tested) and window overlooking the rear garden. Door to side covered area.

Small Utility Room

6'2" max' by 5'2" max'

plumbing for washing machine, window to the side, cupboard housing the insulated hot water cylinder.

Bathroom

with panelled bath, wash hand basin and low level WC, window and extractor fan (not tested).

Door opens to staircase which proceeds to the first floor landing with window to the rear.

Bedroom 1

12'11" max' reducing to 12'7" x 11'4" max'

with front window and fireplace (not tested).

Bedroom 2

12'4" x 9'6" max'

with window avoiding views across the rear garden, and fireplace (not tested).

Bedroom 3

12'9" x 8'7" reducing to 5'6"

with window to the front.

Outside

The fore garden is laid to concrete with access along the side of the property to the rear garden.

Adjoining the property is a Covered Workshop Area. Door opening to a toilet, probably not in working condition (not tested).

Further Small Brick Built Garden Store,

The rear garden has a concrete patio area and shaped lawn and perimeter borders.

General Information

We understand the property is freehold and there is mains electricity, sewerage and gas mains to the street.





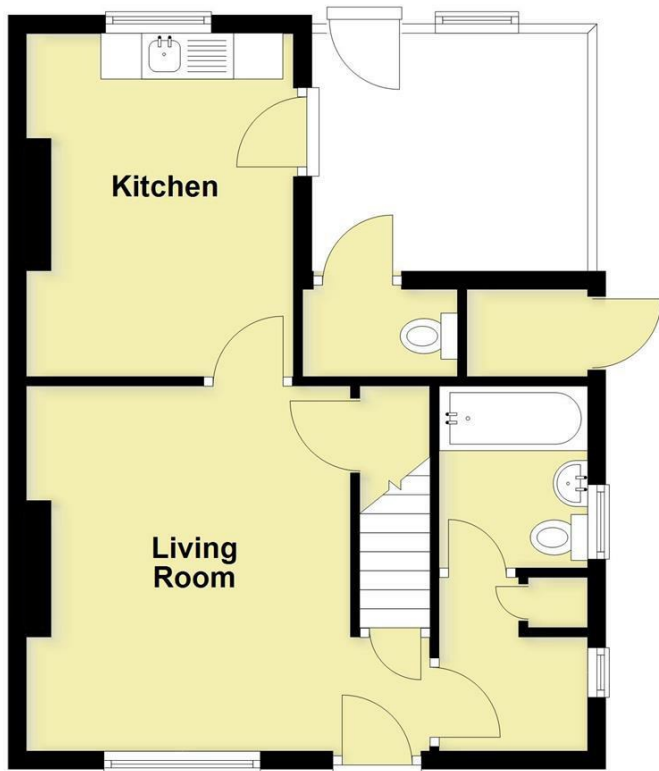


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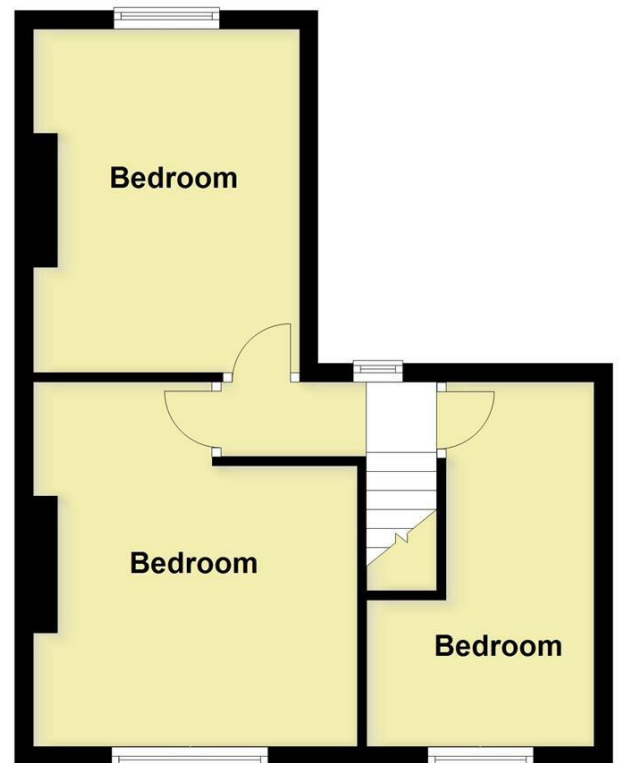
Ground Floor

Approx. 38.7 sq. metres (417.0 sq. feet)
(excluding Balcony)



First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 74.1 sq. metres (797.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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