JULIE PHILPOT
RESIDENTIAL







9 Slade Hill | Hampton Magna | Warwick | CV35 8SA

£229,950

An easily maintained mid terraced home set in the heart of this modern village which is within easy reach of Warwick Parkway mainline train station, the A46 and M40 for commuting as well as open countryside and canal towpaths walks. The village has local facilities to include Budbrooke Primary School, a village pub, local shops and church. The accommodation provides two double bedrooms, first floor bathroom and on the ground floor an entrance hall, kitchen/breakfast to the front of the property and a generous size lounge/diner to the rear with French doors to the small rear garden.

- Two Double Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Village Centre Location







Property Description

DOOR TO

ENTRANCE HALL

With laminate wood flooring, radiator, meter cupboard and smoke detector.

KITCHEN/BREAKFAST ROOM

11' 4" x 6' 8" (3.45m x 2.03m)

Having a range of cupboard and drawer units with matching wall cupboards, single drainer sink unit, space and plumbing for automatic washing machine and slot in gas cooker. Space for tall fridge/freezer, round edged full width breakfast bar and round edged work surfaces. Serving hatch to lounge/diner, radiator and extractor fan.

LOUNGE/DINER

14' 5" x 13' 1" (4.39m x 3.99m)

A good size reception room with space for dining table and chairs, feature fireplace, laminate wood flooring and French double doors which lead to the rear garden. Radiator and understairs storage cupboard.

FIRST FLOOR LANDING

With access to roof storage space.

DOUBLE BEDROOM ONE

10' 7" x 13' 3" (3.23m x 4.04m)

With radiator and rear garden aspect.

DOUBLE BEDROOM TWO

9' 5" x 9' 6" (2.87m x 2.9m)

With radiator and large built in wardrobe/storage cupboard.

BATHROOM

6' 2" x 6' (1.88m x 1.83m)

Having panelled bath with mixer tap/shower attachment and curtain rail over. Pedestal wash hand basin, w.c., and complementary tiling. Radiator and extractor fan.

OUTSIDE

There is a small frontage being paved and leading to the front of the property. To the rear is a moderate sized garden which is low maintenance. A gate to the rear provides access.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

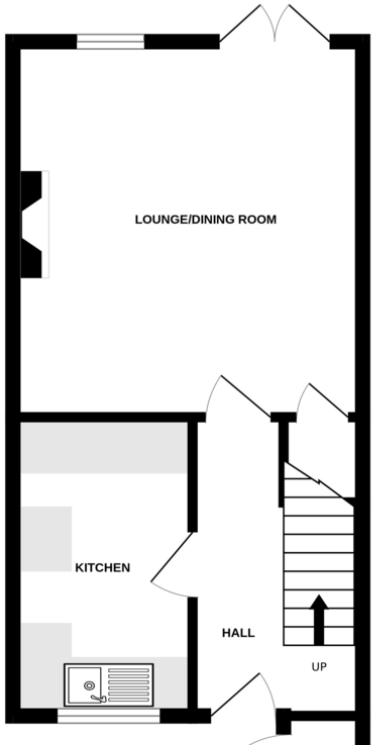
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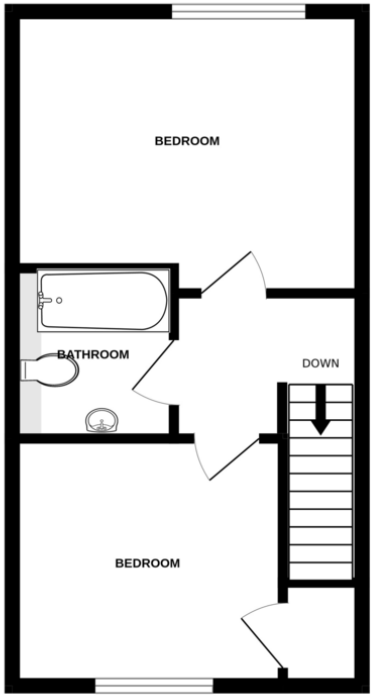
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

