

Connells

Chichester Lane
Hampton Magna Warwick

Chichester Lane
Hampton Magna Warwick CV35 8SX

for sale offers over
£300,000







Property Description

This lovely family home in brief comprises an entrance hall, light and airy lounge leading through to diner, kitchen and a conservatory to rear. On the first floor, there are three good sized bedrooms and a shower room. The property benefits from ample parking and garage to the rear. There is also an enclosed, private garden overlooking fields to the rear.

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Chichester Lane is a less than 10 minute drive or a less than 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Shelving cupboard, wood style flooring.

Lounge

13' 7" x 12' 4" (4.14m x 3.76m)

Window to front, feature fireplace, wood style flooring.

Dining Room

10' 6" x 8' 3" (3.20m x 2.51m)

Patio doors and wood style flooring.

Kitchen

12' 2" x 8' 4" (3.71m x 2.54m)

Fitted with a range of wall and base units with work surface over, washing machine, fridge freezer, cooker. Understairs storage, laminate flooring, external door to side and window to rear.

Conservatory

13' 7" x 8' 5" (4.14m x 2.57m)

Patio doors with views to the rear, carpeted flooring.

Landing

Window to side, attic access (boarded with ladder), airing cupboard and carpeted flooring.

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

Window to front, wardrobes and carpeted flooring.

Bedroom One

12' 4" x 9' 11" (3.76m x 3.02m)

Window to rear, wardrobes and carpeted flooring.

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m)

Window to front and carpeted flooring.

Bathroom

Shower cubicle, vanity wash hand basin, fully tiled, WC heated towel rail and obscure window to rear.

Front Garden

Mainly laid to lawn, driveway and double gates to side.

Rear Garden

Mainly laid to lawn stepped garden, paved patio, matures shrubs and plants, shed and access to side and front.

Garage

Up and over door.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor**

Total floor area 89.0 m² (958 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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14 High Street
WARWICK CV34 4AP

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107813

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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