

CHERRY LANE, WARWICK CV35 8SP



For sale we are delighted to bring to the market this three bedroom, slightly extended, detached home. The main selling point of this property is the large, open plan, living dining room with sliding doors out in to the enclosed garden. This would make a perfect family home and offers the opportunity for the next owner to put their own stamp on it.

- Three Bedrooms
- Detached Home
- Small Extension to Rear
- Large Living Dining Room
 - Kitchen
 - Downstairs WC
 - Fitted Shower Room
 - Enclosed Rear Garden
- Integral Garage and Driveway
 - EPC - TBC

3 BEDROOMS

PRICE GUIDE £270,000

Located in the village of Hampton Magna with fabulous bus and train links, we have for sale a three bedroom, detached property in need of a small amount of modernisation.

This home benefits from a small extension to the rear which has increased the size of the living dining room to create a fabulous space for entertaining. The integral garage provides excellent storage or could be converted to provide further living accommodation (STPP).

Hampton Magna is located just on the outskirts of Warwick and has its own run of convenience stores, a public house and a primary school.

For commuters Warwick Parkway train station is walkable and the A46, M40 and associated road networks are within a 3 minute drive.

Early viewing is strongly recommended.

Accommodation in brief; Entrance Hall with understairs cupboard, Kitchen, Downstairs WC, Living Dining Room, Three good sized Bedrooms, Shower Room, Enclosed Rear Garden, Integral Garage and Driveway.

Entrance to the property is via an obscure UPVC double glazed front door which leads into the entrance hall being carpeted floor and with neutral décor walls and ceiling. Two light points to wall, gas central heating radiators and a phone point.

Kitchen 8'0" x 8'9" (2.458 x 2.674)

Open doorway leads into the kitchen with wood effect flooring, neutral décor and with a tiled splash back. Double glazed, UPVC windows to front elevation. Light points to ceiling. Kitchen is fitted with a range of base and wall units with a marble effect melamine work surface. There is space and plumbing for a washing machine. Space for full size oven and space for under counter fridge. Built in one and half bowl sink with matching drainer with chrome hot and cold mixer taps. Various electric sockets and fuse switches. Integrated extractor above oven position.

From the entrance hall there is a solid door which houses useful and large under stair storage.

A further solid door leads into the downstairs WC which is carpeted to floor with neutral décor walls and ceiling. An obscure glazed window to side elevation. Light points to ceiling. Fitted with a pedestal wash hand basin with chrome hot and cold taps and low level WC with chrome flush.

Living Dining Room 17'9" x 19'6" (max) (5.41m x 5.94m (max))

Dining area measures 5.300 x 2.624 being carpeted to floor with neutral décor walls and ceiling. Large UPVC, double glazed window to rear elevation over looking the garden. Light point to ceiling large and a gas central heating radiator. Various electric sockets. A large open archway which leads into the living room which measures 5.429 x 3.333 carpeted to floor and continuation of the neutral décor walls and ceiling. Large white UPVC sliding French door to rear elevation giving access to out into the garden. Gas central heating radiator, various electric sockets, TV point and phone point.

From the entrance hall are the stairs being carpeted leading up to the first floor landing with two obscure glazed, UPVC windows to the front elevation which lead up to the first floor landing. On the landing there is a light point to ceiling, loft access to ceiling and an electric socket. Solid door which houses the hot water tank and provides useful airing cupboard storage.

Master Bedroom 8'9" x 12'3" (2.690 x 3.753)

Being carpeted to floor and with neutral décor to walls and ceiling, double glazed, UPVC window to rear elevation, gas central heating radiator below, light point ceiling. Fitted with two double wardrobes both with blanket storage above and one single wardrobe with blanket storage above. Electric sockets and TV extension cable.

Bedroom Two 8'8" x 9'11" (2.649 x 3.024)

Being carpeted to floor and with neutral décor to walls and ceiling. High level white UPVC double glazed window to front elevation and below two double louver doors which house wardrobe storage. Light point to ceiling, gas central heating radiator and electric sockets.

Bedroom Three 9'7" x 11'10" (2.923 x 3.615)

Being carpeted to floor and with neutral décor to walls and ceiling. White UPVC double glazed window to rear elevation, gas central heating radiator below. Light point to ceiling and electric socket.

Shower Room

With mosaic effect flooring and neutral décor to walls and ceiling. Walls being tiled full height in the walk in shower which continues to half height around toilet and sink in a white tile. Light point to ceiling and gas central heating radiator. Obscure glazed double glazed, UPVC window to side elevation. Fitted with large walk in shower with Trident electric shower fitted. White pedestal wash and basin chrome hot and cold taps and a white low level WC with chrome push flush.

Outside

To the rear of the property is a fully enclosed and attractive rear garden with circular area of lawn, well stocked and mature beds. There is also outside lighting, a paved patio area and a pathway which leads round the circular lawn. A paved pathway leads down to the side elevation which leads to a full height gate giving access round to the front.

To the front of the property is a brick weave driveway providing off street parking. There is also a lawned fore garden with well stock beds and an up and over door leads into the integral garage.

Garage 16'10" x 7'9" (5.141 x 2.382)

Which has light and power, a large window to side elevation. The Worcester gas central heating boiler is housed in here along with the thermostat. Smart meters for both gas and electric.

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 D.

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.



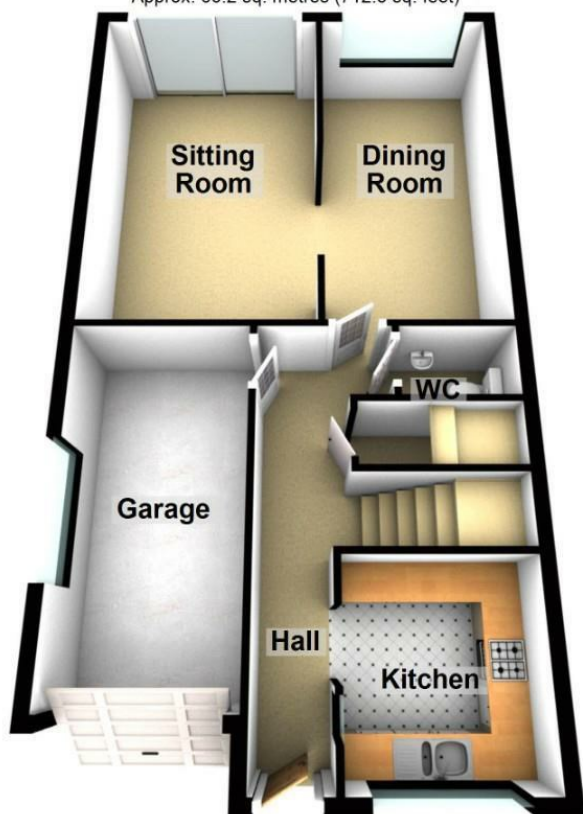








Approx. 66.2 sq. metres (712.5 sq. feet)



Approx. 41.6 sq. metres (448.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2012/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			