HAWKESFORD

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HAMPTON ROAD, WARWICK CV34 6JP



A spacious three bedroom semi detached home with huge potential and advertised for the first time in over 60 years.

- Three Bedroom Semi Detached House
- Driveway Parking
- South Facing Rear Garden
- Kitchen and Two Further Reception Rooms
- Shower Room
- In Need Of Moderisation
- Close to Local Schools and Amenities

3 BEDROOMS

PRICE GUIDE £300,000

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk

Located on Hampton Road in Warwick, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home.

As you step inside, you will find a well-proportioned kitchen alongside two further reception rooms, offering ample space for family gatherings and entertaining. The layout is functional, allowing for a variety of design possibilities to suit your personal taste.

One of the standout features of this home is the generous south-facing rear garden, which promises plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for families seeking a safe area for children to play.

While the property is in need of modernisation, it offers a fantastic canvas for those with a vision. With a little creativity and effort, you can transform this house into a stylish and comfortable residence that reflects your unique style.

Whether you are a first-time buyer or looking to invest, don't miss the chance to explore the possibilities that await you in this delightful Warwick residence.

Frontage
To the front of the property there is a concrete driveway providing off road parking, and the remaining front garden is laid with decorative stones and established shrubs.

Entrance Hall
With light point to ceiling, stairs to first floor landing and a radiator.

Kitchen 11'2" x 9'11" (3.429 x 3.046)
maximum measurements
With window to rear elevation overlook the rear garden, light point to ceiling, space and plumbing for a washing machine, space for a freestanding cooker, space for an undercounter fridge, access to an understair storage cupboard, door leading into the dining room and another leading into the covered side passageway.

Dining Room 10'8" x 11'9" (3.265 x 3.590)
With sliding patio doors giving access out to the rear garden, radiator, light point and double internal doors giving access into the living room

Living Room 14'0" x 11'0" (4.268 x 3.362)
Large bay window to front elevation, light point to ceiling, a radiator and blocked off fire place.

First Floor Landing
Window to side elevation, light point and access to loft void to ceiling. The loft is not boarded.

Bedroom One 12'6" x 11'6" (3.813 x 3.508)
Located to the front of the property and having a large bay window, built in wardrobe, light point to ceiling and a radiator.

Bedroom Two 12'0" x 13'9" (3.681 x 4.208)
maximum measurements
Located at the rear of the property and having built in cupboard, double glazed window, light point to ceiling, two wall mounted light points and a radiator

Bedroom Three 9'3" x 7'5" (2.821 x 2.261)
maximum measurements
Located at the front and having a double glazed window, light point to ceiling, a radiator and a built in cupboard housing the Ideal combi boiler which is approx 3 years old.

Shower Room 6'11" x 5'7" (2.113 x 1.708)
Located at the rear of the property having a obscure double glazed window, walk in shower cubicle with Triton shower over, low level flush wc, pedestal wash hand basin, light point to ceiling and a radiator.

Out Buildings
Accessed from the kitchen and via a covered passageway is a lockable storage cupboard, gardeners wc, and large brick built store which has a window and door giving access to the garden and another giving access out to the drive.

Rear Garden
Generous south facing garden with large patio area near the house, and the remaining space mainly laid to lawn.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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 .

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.

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.

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.













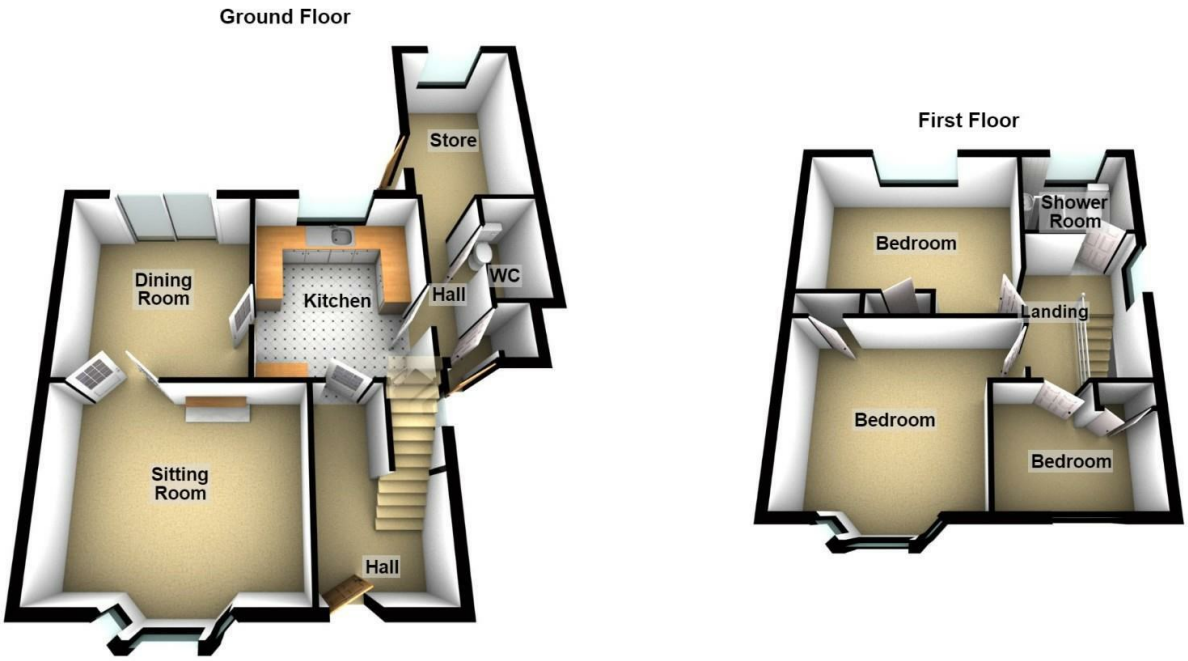












Total area: approx. 104.2 sq. metres (1121.5 sq. feet)

