



Armscote Grove | Hatton Park | CV35 7TP

Guide price £320,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Beautiful Views Overlooking The Green
- Private Parking Space & Garage
- Downstairs W/C, En-Suite & Family Bathroom
- EPC Rating: C

## Description

Kingsway Estate Agents are delighted to present this well-maintained three-bedroom end-of-terrace home, ideally positioned overlooking the attractive Hatton Park Green in Warwick.

The ground floor offers a well-equipped kitchen, a convenient downstairs WC, and a generous living/dining room that flows seamlessly into a bright conservatory, providing access to the enclosed rear garden — perfect for both relaxing and entertaining.

Upstairs, the property features a principal bedroom with built-in wardrobes and an en-suite shower room, a second double bedroom with integrated storage, a well-proportioned single bedroom, and a contemporary family bathroom with a shower over the bath.

Externally, the property benefits from a private garage and driveway to the rear, along with side access. Situated in a peaceful residential location, the home is within easy reach of local schools, shops, and excellent transport links.

An ideal purchase for families, first-time buyers, or investors seeking a well-located and comfortable home. Early viewing is highly recommended.

EPC Rating: C



Living/Dining Room

16'9" x 13'11"

Conservatory

9'3" 12'4"

Kitchen

10'7" x 7'5"

Bedroom One

8'8" x 11'9"

En-Suite

5'6" x 4'10"

Bedroom Two

10'8" x 8'0"

Bedroom Three

8'8" x 5'6"

Bathroom

7'3" x 5'7"

Garage

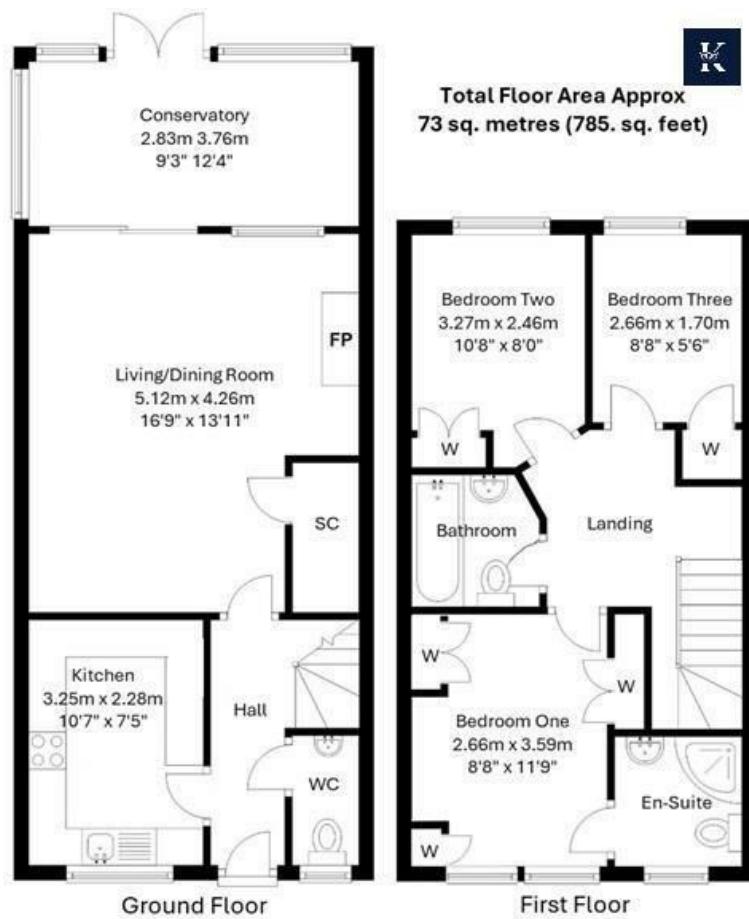
17'1" x 8'7"







## Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

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



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