







Mature, three bed, semi

8 Hatton Terrace
Birmingham Road
Budbrooke, Hatton
CV35 7JS

MARGETTS
ESTABLISHED 1806

Price Guide £415,000

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***** NEW *** NO UPWARD CHAIN *** A charming, mature, three bedroom, semi with extensive gardens backing onto the Grand Union Canal. The property provides flexible accommodation with a large through lounge dining room and spacious breakfast kitchen, enjoys gardens to both the front and rear, and a further garden area with single garage and parking which backs onto the Grand Union Canal. It's popular location is ideal for ease of access to the Midlands Motorway Networks and Warwick Parkway station.**

Front door opens into the

RECEPTION HALL
with laminate flooring, under stairs storage cupboard and double panel radiator.

CLOAKROOM
with low-level WC, wash hand basin, radiator and obscured double glazed window.

IMPRESSIVE THROUGH LOUNGE DINING ROOM
23'10" x 11'11"
with high ceilings and feature coving, two double panel central heating radiators and shelving flanking the chimney breast, wood burner with tiled hearth, double glazed window to the front and double glazed sliding patio doors to the rear deck and garden.

LARGE BREAKFAST KITCHEN
17'7" x 6'10"
with roll edge work surfacing incorporating a one and a quarter bowl, stainless steel single drainer sink with mixer tap and a four ring Bosch gas hob with cupboards and drawers beneath and leaving space for washing machine and dishwasher. Tall larder cupboard incorporating the electric oven and grill. Range of eye-level wall cupboards with cooker hood. Two double glazed windows affording a light and airy aspect, and further tall larder cupboard incorporating the Worcester gas fired combination central heating boiler.

Staircase from the reception hall proceeds to the first floor landing.

BEDROOM ONE - REAR
13'6" max x 8'6" max
with double panel radiator and double glazed window affording views across the garden and towards the Canal and locks.

BEDROOM TWO - FRONT
12'2" max x 9'2" max
with double glazed window and double panel radiator.

BEDROOM THREE - REAR
7'1" max x 5'1" max
with double glazed window and double panel radiator.







SPACIOUS BATHROOM

has a white suite with panelled bath having handheld shower attachment and mixer tap and rain shower over, wash hand basin, low-level WC, shaver point, heated towel rail and shelved storage area above the bulkhead.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a lawned fore garden with perimeter borders having conifer trees and hedgerow. A path leads to the front of the property and also to the side and this gives access to the

SUBSTANTIAL REAR GARDEN

which enjoys a large shaped lawn and decked patio area.









TIMBER GARDEN SHED/HOME OFFICE

6'7" x 5'4"
This is currently used as a home office.

FURTHER LARGE PAVED PATIO AREA

FURTHER GARDEN - PARKING

Further area of lawn and garden also providing parking and giving access to a

SINGLE GARAGE

GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.
Please note the property falls within the Canal Conservation Area.
Each property is responsible for the cost of maintaining their share of the rear access road.

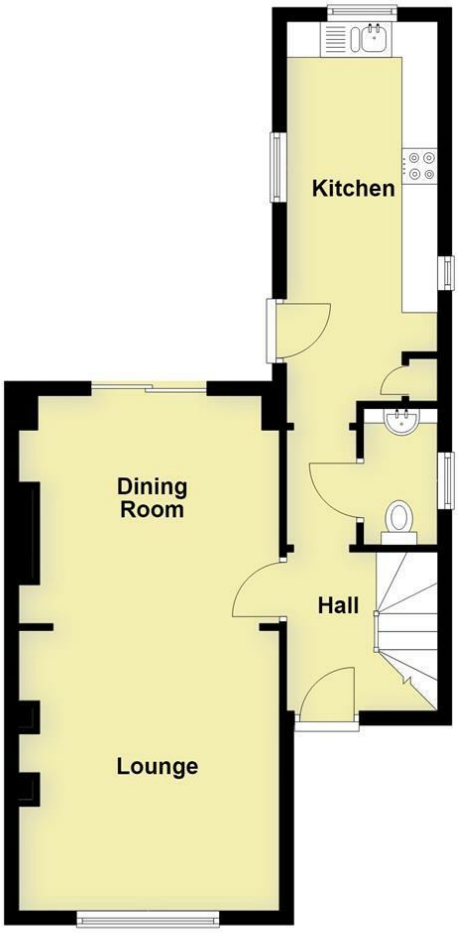


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Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)





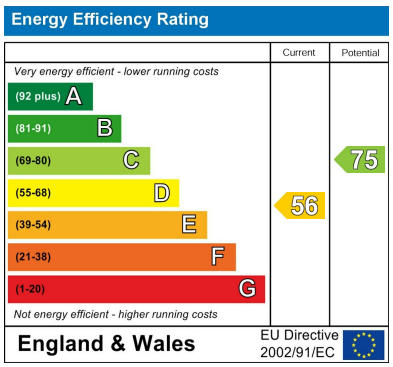
First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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