



**3 Bed  
House - Detached  
located in Hampton Magna**

25 Arras Boulevard  
Hampton Magna  
Warwick  
CV35 8TY



**MARGETTS**  
ESTABLISHED 1806

Guide Price £375,000

**25 Arras Boulevard  
Hampton Magna  
Warwick  
CV35 8TY**



**3**



**1**



**3**



**D**

**Guide Price £375,000**

Well presented, improved and extended sizable three bedroom, detached family home offering flexible family, accommodation and is highly recommended by the agent.

Well presented, improved and extended sizable three bedroom, detached family home offering flexible family, accommodation and is highly recommended by the agent.

Double glazed front door opens into the reception hall with laminate flooring and radiator.

#### **STUDY**

**7'5" x 7'7"**

with a double glazed bow window to the front, radiator and wooden flooring.

#### **DINING ROOM**

**14'8" x 10'4"**

with laminate flooring and glazed French doors to the rear garden, radiator, down lighters, and large arch giving an open plan feel and leading through to the

#### **FITTED KITCHEN**

**11'3" x 8'1"**

refitted with butchers block style work surfacing incorporating the AEG electric hob and 1 1/4 bowl single drainer sink unit with mixer tap. Range of base units beneath the drawers and space for dishwasher, two tall larder cupboards incorporating the integrated fridge/freezer and double oven. Eye level wall cupboards, tiled splashbacks, cooker hood, double glazed window to the front, double glaze door to the side and tiled floor.

#### **LARGE EXTENDED LOUNGE**

**20'3" max reducing to 8'11" x 13'5" max reducing t**

with double glazed window overlooking the rear garden, coved ceiling, radiator and wiring for four wall lights.

#### **SMALL UTILITY ROOM**

**6'11" x 4'7" max**

with worksurface, cupboard underneath and having plumbing for washing machine.

#### **CLOAKROOM**

with low-level WC, wash handbasin, radiator, double glazed window, and wall mounted Ideal Logic gas fired central heating boiler.

..

Staircase from the reception hall leads to the first floor landing with access to the roof space. Off landing there is an airing cupboard with slatted wooden shelving and insulated hot water cylinder.

#### **BEDROOM ONE (REAR)**

**14'7" max x 11'3" max**

with window to the rear, coved ceiling, radiator, and further double glazed window to the side.

#### **BEDROOM TWO (REAR)**

**11'7" x 8'10"**

with double glazed window to the rear, door opening to under eves area, coved ceiling and radiator.



### **BEDROOM THREE**

**8'4" x 8'4"**

with almost full height double glazed window to the front and radiator.

### **BATHROOM**

has a white suite with panel bath, having a Triton adjustable shower over, wash hand basin, low level WC, heated towel rail and tiled floor.

### **OUTSIDE**

To the front of the property there is a block paved driveway providing parking for vehicles.





### REAR GARDEN

There is inside access to the rear garden which is enclosed having a large decked area and lawn beyond.

### INFORMATION FROM THE VENDOR

The vendors inform us that they have planning permission to extend the upstairs at the front and the back (bedrooms 2 and 3). Structural viewings are available to view.

### GENERAL INFORMATION

The property is freehold.

All mains services are connected.

Council Tax Band D.

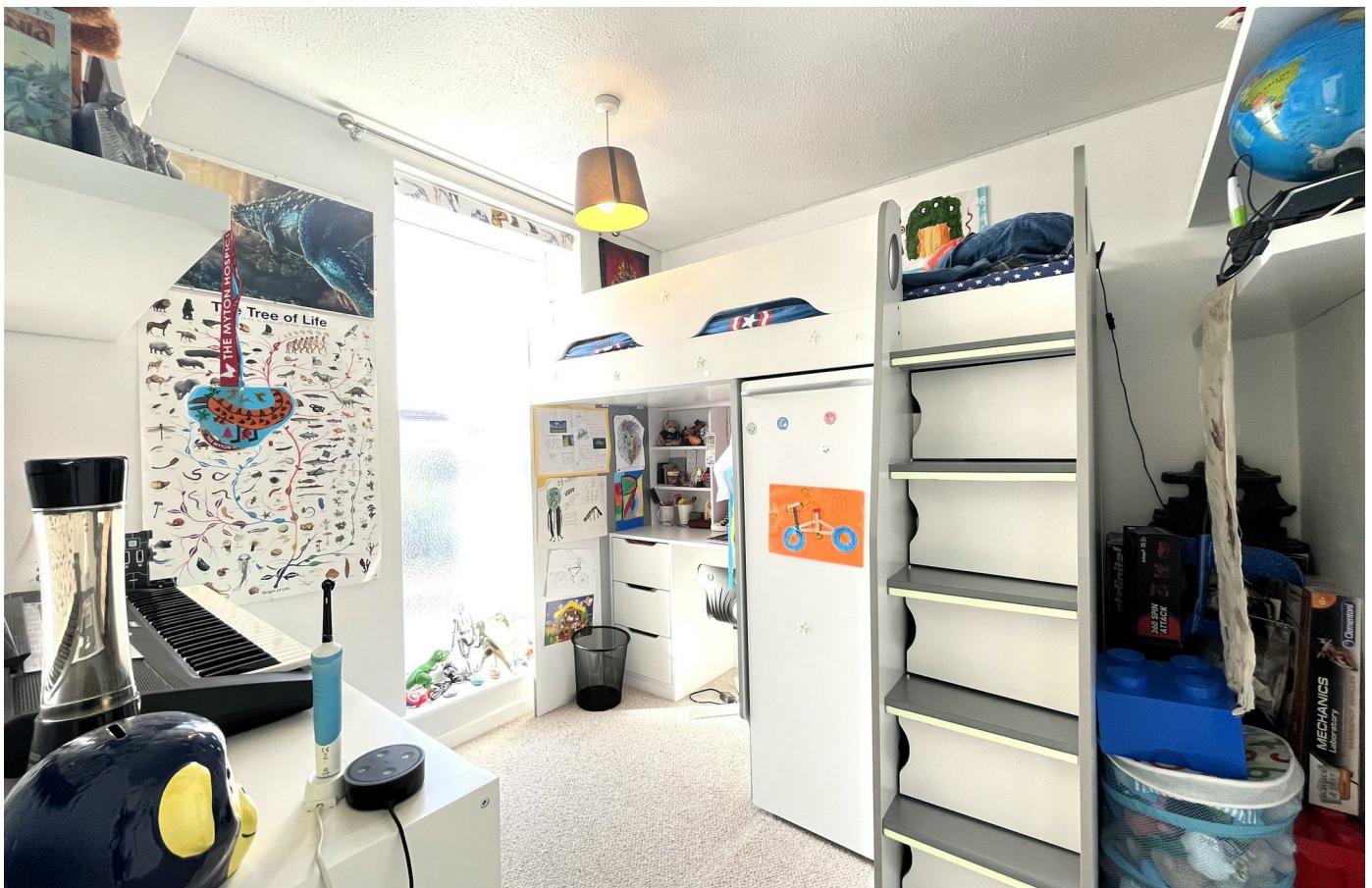
Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.



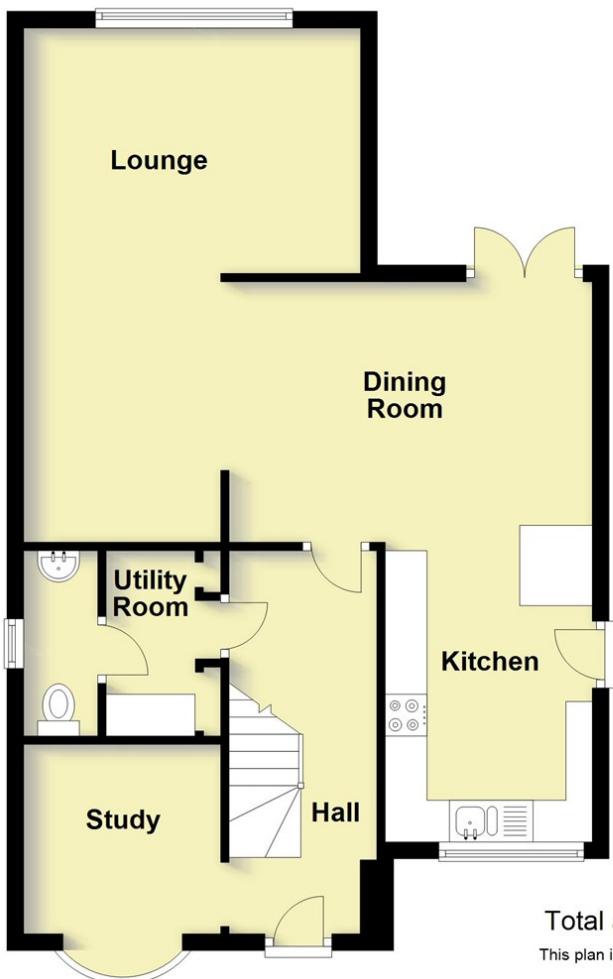


25 Arras Boulevard, Hampton Magna, Warwick, CV35 8TY



## Ground Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 103.3 sq. metres (1111.4 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)



**MARGETTS**  
ESTABLISHED 1806